

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

131 Springvale Road, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,011,750

Property Type Unit

Suburb Glen Waverley

Period - From 01/04/2022

to 31/03/2023

Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/14 Utah Rd GLEN WAVERLEY 3150	\$996,000	25/03/2023
2	2/12 View Rd GLEN WAVERLEY 3150	\$770,000	14/12/2022
3	1/23 Barbara Av GLEN WAVERLEY 3150	\$1,160,000	18/04/2023

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

09/06/2023 12:25



 3  2  1

Property Type: Unit
Land Size: 436 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median Unit Price
Year ending March 2023: \$1,011,750

Comparable Properties

2/14 Utah Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  2  2

Price: \$996,000
Method:
Date: 25/03/2023
Property Type: Unit

2/12 View Rd GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  1  1

Price: \$770,000
Method:
Date: 14/12/2022
Property Type: Unit



1/23 Barbara Av GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  1  1

Price: \$1,160,000
Method: Private Sale
Date: 18/04/2023
Property Type: House
Land Size: 360 sqm approx

Account - Barry Plant | P: 03 9842 8888