# 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	9 Spear Court, Glen Waverley Vic 3150
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#### Indicative selling price

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

Range between \$1,350,000	&	\$1,485,000
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## Median sale price

Median price	\$1,795,000	Pro	perty Type Ho	ouse		Suburb	Glen Waverley
Period - From	01/04/2023	to	31/03/2024	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2 Courage Ct GLEN WAVERLEY 3150	\$1,600,000	16/03/2024
2	7 Jousting PI GLEN WAVERLEY 3150	\$1,555,000	04/11/2023
3	111 King Arthur Dr GLEN WAVERLEY 3150	\$1,500,000	24/02/2024

#### OR

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

This Statement of Information was prepared on:	29/04/2024 11:45



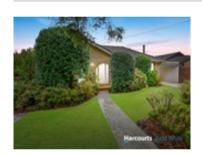






Property Type: House Land Size: 651 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,485,000 Median House Price Year ending March 2024: \$1,795,000

# Comparable Properties



2 Courage Ct GLEN WAVERLEY 3150 (REI)

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**6** 2

Price: \$1,600,000 Method: Auction Sale Date: 16/03/2024 Property Type: House Land Size: 682 sqm approx Agent Comments



7 Jousting PI GLEN WAVERLEY 3150 (REI/VG) Agent Comments

**1** 3



**Price:** \$1,555,000 **Method:** Auction Sale **Date:** 04/11/2023

**Property Type:** House (Res) **Land Size:** 651 sqm approx



111 King Arthur Dr GLEN WAVERLEY 3150

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**Price:** \$1,500,000 **Method:** Auction Sale **Date:** 24/02/2024

Property Type: House (Res) Land Size: 660 sqm approx

Agent Comments

Account - Roger Davis Wheelers Hill | P: 03 95605000



