

# 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

13 Cappella Court, Glen Waverley Vic 3150
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,100,000
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 & 

\$1,210,000
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### Median sale price

Median price 

\$1,760,000
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 Property Type 

House
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 Suburb 

Glen Waverley
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Period - From 

01/01/2024
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 to 

31/03/2024
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 Source 

REIV
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### 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	660 Ferntree Gully Rd WHEELERS HILL 3150	\$1,200,000	16/03/2024
2	80 Brandon Park Dr WHEELERS HILL 3150	\$1,100,000	17/02/2024
3	1 Newnham Ct GLEN WAVERLEY 3150	\$1,080,000	28/03/2024

**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: 

16/04/2024 09:28
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