

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 Karnak Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,500,000

&

\$1,650,000

Median sale price

Median price \$1,450,000

Property Type House

Suburb Glen Waverley

Period - From 01/07/2020

to 30/06/2021

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	17 Madigan Dr GLEN WAVERLEY 3150	\$1,604,000	18/09/2021
2	39 Madigan Dr GLEN WAVERLEY 3150	\$1,602,500	01/05/2021
3	64 Atheldene Dr GLEN WAVERLEY 3150	\$1,500,000	04/06/2021

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:

20/09/2021 11:49



 3  - 

Property Type: House (Previously Occupied - Detached)
Land Size: 758 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
Year ending June 2021: \$1,450,000

Comparable Properties



17 Madigan Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

 3  2  2

Price: \$1,604,000
Method: Auction Sale
Date: 18/09/2021
Property Type: House (Res)
Land Size: 653 sqm approx



39 Madigan Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,602,500
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 670 sqm approx



64 Atheldene Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 5  3  2

Price: \$1,500,000
Method: Sold Before Auction
Date: 04/06/2021
Property Type: House (Res)
Land Size: 683 sqm approx

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814