

# 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

2/11 Melaleuca Drive, Glen Waverley Vic 3150

### Indicative selling price

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

Range between \$860,000 & \$940,000

### Median sale price

Median price \$1,052,500

Property Type Unit

Suburb Glen Waverley

Period - From 01/01/2021

to 31/03/2021

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	1/16 Kauri Gr GLEN WAVERLEY 3150	\$1,090,000	19/06/2021
2	2/10 Evelyn St GLEN WAVERLEY 3150	\$1,145,000	20/02/2021
3	2/2 Petter St GLEN WAVERLEY 3150	\$1,110,000	18/01/2021

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:

03/07/2021 18:44



3 2 1

**Rooms:** 4  
**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$860,000 - \$940,000

**Median Unit Price**

March quarter 2021: \$1,052,500

## Comparable Properties



**1/16 Kauri Gr GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

3 1 1

**Price:** \$1,090,000  
**Method:** Auction Sale  
**Date:** 19/06/2021  
**Property Type:** Unit  
**Land Size:** 567 sqm approx



**2/10 Evelyn St GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,145,000  
**Method:** Auction Sale  
**Date:** 20/02/2021  
**Property Type:** Unit  
**Land Size:** 273 sqm approx



**2/2 Petter St GLEN WAVERLEY 3150 (REI/VG)**

**Agent Comments**

3 2 1

**Price:** \$1,110,000  
**Method:** Private Sale  
**Date:** 18/01/2021  
**Property Type:** Unit  
**Land Size:** 331 sqm approx