Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/11 Melaleuca Drive, Glen Waverley Vic 3150

Indicative selling price

For the meaning	of this price see	consume	r.vic.gov.a	au/underquo	ting		
Range betweer	n \$860,000		&		\$940,000		
Median sale p	rice						
Median price	\$1,052,500	Property	/ Туре Uı	nit		Suburb	Glen Waverley
Period - From	01/01/2021	to 31/0	3/2021	Sc	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.

Ade	dress 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



Harcourts





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)



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

2

Agent Comments

Agent Comments



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

(REI/VG)

- 3



2/2 Petter St GLEN WAVERLEY 3150 (REI/VG) Agent Comments



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

Account - Harcourts Vermont South | P: 03 98861008





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.