

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

57 Knights Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,400,000.00

&

\$1,500,000.00

Median sale price

Median price \$1,815,500

Property Type House

Suburb Glen Waverley

Period - From 01/04/2023

to

30/06/2023

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	66 King Arthur Dr GLEN WAVERLEY 3150	\$1,756,000	29/07/2023
2	3 Claremount Ct GLEN WAVERLEY 3150	\$1,755,000	26/02/2023
3	3 Tiernan St GLEN WAVERLEY 3150	\$1,630,000	20/05/2023

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:

17/08/2023 23:42



4 2 2

Property Type: House (Previously Occupied - Detached)

Land Size: 660 sqm approx

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

June quarter 2023: \$1,815,500

Comparable Properties



66 King Arthur Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,756,000

Method: Auction Sale

Date: 29/07/2023

Property Type: House (Res)

Land Size: 655 sqm approx



3 Claremount Ct GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 2 2

Price: \$1,755,000

Method: Auction Sale

Date: 26/02/2023

Property Type: House (Res)

Land Size: 686 sqm approx



3 Tiernan St GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,630,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 664 sqm approx