

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

11 Botanic Drive, Glen Waverley Vic 3150

Indicative selling price

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

Single price

\$1,600,000

Median sale price

Median price

\$1,721,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/10/2023

to

30/09/2024

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 Peveril St GLEN WAVERLEY 3150	\$1,630,000	07/12/2024
2	36 Joyce Av GLEN WAVERLEY 3150	\$1,605,000	14/09/2024
3	22 Tobias Av GLEN WAVERLEY 3150	\$1,850,000	20/08/2024

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:

09/12/2024 19:23



3 1 1

Property Type: House (Previously Occupied - Detached)
Land Size: 725 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000
Median House Price
Year ending September 2024: \$1,721,000

Comparable Properties



1 Peveril St GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 4

Price: \$1,630,000
Method: Auction Sale
Date: 07/12/2024
Property Type: House (Res)
Land Size: 759 sqm approx



36 Joyce Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 2 1

Price: \$1,605,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 708 sqm approx



22 Tobias Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

3 2 2

Price: \$1,850,000
Method: Sold Before Auction
Date: 20/08/2024
Property Type: House (Res)
Land Size: 735 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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