

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 Aston Heath, 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 \$1,630,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2022

to 31/12/2022

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	3 Atheldene Dr GLEN WAVERLEY 3150	\$1,600,000	30/01/2023
2	31 Olinda St GLEN WAVERLEY 3150	\$1,580,000	04/03/2023
3	6 Ashley Cl WHEELERS HILL 3150	\$1,544,000	18/03/2023

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:

24/03/2023 16:47

11 Aston Heath, Glen Waverley Vic 3150



Darren Hill

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

Year ending December 2022: \$1,630,000



Property Type:

Agent Comments

Comparable Properties



3 Atheldene Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,600,000

Method: Sold Before Auction

Date: 30/01/2023

Property Type: House (Res)

Land Size: 649 sqm approx



31 Olinda St GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,580,000

Method: Auction Sale

Date: 04/03/2023

Property Type: House (Res)

Land Size: 730 sqm approx



6 Ashley Ct WHEELERS HILL 3150 (REI)

Agent Comments



Price: \$1,544,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

Land Size: 664 sqm approx

Account - Hill Real Estate



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