

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

2B Florence Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,320,000

&

\$1,450,000

Median sale price

Median price

\$1,701,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/01/2023

to

31/03/2023

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	2/41 Bogong Av GLEN WAVERLEY 3150	\$1,441,000	06/05/2023
2	1/18 Panoramic Gr GLEN WAVERLEY 3150	\$1,391,000	06/05/2023
3	1/10 Myers Av GLEN WAVERLEY 3150	\$1,377,000	29/04/2023

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:

09/05/2023 16:08



 3  2  2

Property Type:
Land Size: 339 sqm approx
Agent Comments

Indicative Selling Price
\$1,320,000 - \$1,450,000
Median House Price
March quarter 2023: \$1,701,000

Comparable Properties

2/41 Bogong Av GLEN WAVERLEY 3150 (REI) **Agent Comments**

 3  2  2

Price: \$1,441,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Unit
Land Size: 335 sqm approx



1/18 Panoramic Gr GLEN WAVERLEY 3150 (REI) **Agent Comments**

 3  1  2

Price: \$1,391,000
Method: Auction Sale
Date: 06/05/2023
Property Type: Unit
Land Size: 278 sqm approx



1/10 Myers Av GLEN WAVERLEY 3150 (REI) **Agent Comments**

 3  2  2

Price: \$1,377,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Unit
Land Size: 291 sqm approx

Account - Barry Plant | P: 03 9803 0400