

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

18 The Ridge, 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 \$1,696,000

Property Type House

Suburb Glen Waverley

Period - From 01/07/2021

to

30/09/2021

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	55 Townsend St GLEN WAVERLEY 3150	\$1,645,000	08/10/2021
2	10 Foy Ct GLEN WAVERLEY 3150	\$1,536,000	25/09/2021
3	3 Rome Ct GLEN WAVERLEY 3150	\$1,500,000	16/10/2021

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:

08/11/2021 15:40

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Indicative Selling Price

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

Median House Price

September quarter 2021: \$1,696,000



Property Type:

Agent Comments

Comparable Properties



55 Townsend St GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,645,000

Method: Private Sale

Date: 08/10/2021

Property Type: House

Land Size: 663 sqm approx

10 Foy Ct GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,536,000

Method: Auction Sale

Date: 25/09/2021

Property Type: House (Res)

Land Size: 665 sqm approx



3 Rome Ct GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,500,000

Method: Auction Sale

Date: 16/10/2021

Property Type: House (Res)

Land Size: 724 sqm approx

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