

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

10 Zola Court, 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 \$1,760,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2024

to 31/03/2024

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	17 Pineda Ct GLEN WAVERLEY 3150	\$1,650,000	29/05/2024
2	19 Mavista Av GLEN WAVERLEY 3150	\$1,570,000	04/05/2024
3	6 Bristol Ct FOREST HILL 3131	\$1,542,500	23/03/2024

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:

03/07/2024 14:34



5 2 1

Property Type: House
Land Size: 742 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
March quarter 2024: \$1,760,000

Comparable Properties



17 Pineda Ct GLEN WAVERLEY 3150 (REI)

Agent Comments

3 1 2

Price: \$1,650,000
Method: Sold Before Auction
Date: 29/05/2024
Property Type: House
Land Size: 705 sqm approx



19 Mavista Av GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 3

Price: \$1,570,000
Method: Auction Sale
Date: 04/05/2024
Property Type: House (Res)
Land Size: 708 sqm approx



6 Bristol Ct FOREST HILL 3131 (REI)

Agent Comments

5 2 2

Price: \$1,542,500
Method: Auction Sale
Date: 23/03/2024
Property Type: House (Res)
Land Size: 794 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700