## 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	12 John Street, Glen Waverley Vic 3150
Including suburb and	•
postcode	

#### Indicative selling price

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

Range between \$1,800,000	&	\$1,980,000
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#### Median sale price

Median price	\$966,000	Pro	perty Type U	nit		Suburb	Glen Waverley
Period - From	01/04/2020	to	31/03/2021	So	urce	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

Add	dress of comparable property	Price	Date of sale
1	2/6 Rose Av GLEN WAVERLEY 3150	\$1,875,000	15/04/2021
2	1/25 Morshead Av MOUNT WAVERLEY 3149	\$1,780,000	24/04/2021
3	1/20 Hunter St GLEN WAVERLEY 3150	\$1,751,000	11/01/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/05/2021 11:18



# **McGrath**

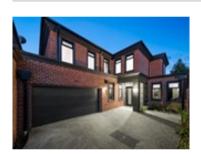
Ellie Gong 9889 8800 0430 434 567 elliegong@mcgrath.com.au

**Indicative Selling Price** \$1,800,000 - \$1,980,000 **Median Unit Price** Year ending March 2021: \$966,000





# Comparable Properties



2/6 Rose Av GLEN WAVERLEY 3150 (REI)



Price: \$1,875,000 Method: Private Sale Date: 15/04/2021

Property Type: Townhouse (Res)

**Agent Comments** 



1/25 Morshead Av MOUNT WAVERLEY 3149

(REI)





Price: \$1,780,000 Method: Auction Sale Date: 24/04/2021

Property Type: Townhouse (Res)

Agent Comments



1/20 Hunter St GLEN WAVERLEY 3150

(REI/VG)

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Price: \$1,751,000 Method: Private Sale Date: 11/01/2021

Property Type: Townhouse (Single)

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



