

# 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

31b Belmont Road, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,150,000

&

\$1,260,000

### Median sale price

Median price \$1,205,000

Property Type Townhouse

Suburb Glen Waverley

Period - From 21/12/2020

to 20/12/2021

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	7a Tambo Ct GLEN WAVERLEY 3150	\$1,351,151	21/11/2021
2	2/65 Nottingham St GLEN WAVERLEY 3150	\$1,215,000	11/12/2021
3	12a Carolina St MOUNT WAVERLEY 3149	\$1,180,000	03/10/2021

**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:

21/12/2021 12:09