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

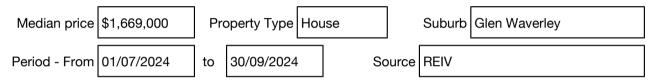
13 Aitchison Court, Glen Waverley Vic 3150

Indicative selling price

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Single price \$3,780,000

Median sale price



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	60 Pepperell Av GLEN WAVERLEY 3150	\$4,850,000	18/11/2024
2	28 Sanday St GLEN WAVERLEY 3150	\$4,928,800	28/10/2024
3	3 Portsmouth St MOUNT WAVERLEY 3149	\$3,910,000	20/07/2024

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.

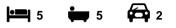
This Statement of Information was prepared on:

26/11/2024 15:09



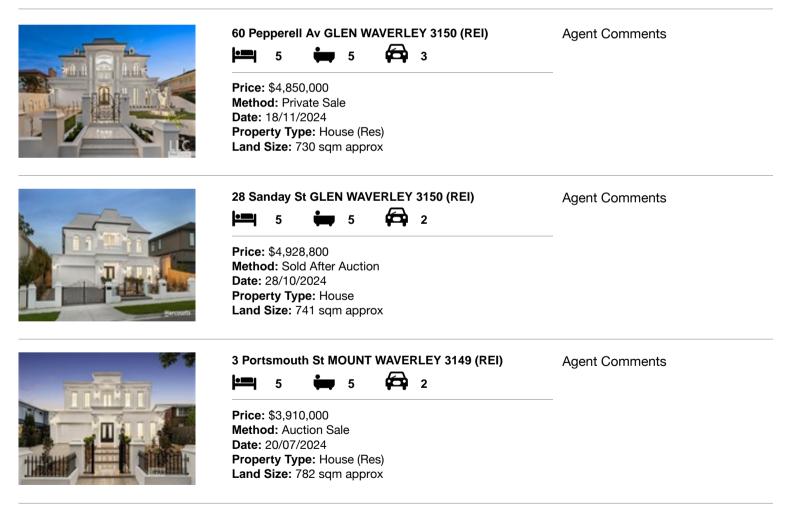






Property Type: House Land Size: 544 sqm approx Agent Comments Indicative Selling Price \$3,780,000 Median House Price September quarter 2024: \$1,669,000

Comparable Properties



Account - Barry Plant | P: 03 9842 8888



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