

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

51 Buller Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,400,000

&

\$1,500,000

Median sale price

Median price \$1,815,500

Property Type House

Suburb Glen Waverley

Period - From 01/04/2023

to 30/06/2023

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	45 Buller Dr GLEN WAVERLEY 3150	\$1,680,000	01/04/2023
2	27 Hallows St GLEN WAVERLEY 3150	\$1,558,000	08/07/2023
3	3 Sapphire Ct GLEN WAVERLEY 3150	\$1,555,000	08/07/2023

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:

25/07/2023 23:13



3 1 2

Property Type: House
Land Size: 693 sqm approx
Agent Comments

Indicative Selling Price
\$1,400,000 - \$1,500,000
Median House Price
June quarter 2023: \$1,815,500

Comparable Properties



45 Buller Dr GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**

4 2 2

Price: \$1,680,000
Method: Auction Sale
Date: 01/04/2023
Property Type: House (Res)
Land Size: 698 sqm approx



27 Hallows St GLEN WAVERLEY 3150 (REI) **Agent Comments**

3 2 3

Price: \$1,558,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 652 sqm approx



3 Sapphire Ct GLEN WAVERLEY 3150 (REI) **Agent Comments**

4 3 -

Price: \$1,555,000
Method: Auction Sale
Date: 08/07/2023
Property Type: House (Res)
Land Size: 651 sqm approx