

# 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 Mimosa Street, 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

\$1,800,000

&

\$1,980,000

### Median sale price

Median price

\$1,692,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/01/2022

to

31/03/2022

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	23 Appletree DR GLEN WAVERLEY 3150	\$2,006,000	26/02/2022
2	12 Pentland Ct GLEN WAVERLEY 3150	\$1,985,000	11/12/2021
3	1 Golden Gr GLEN WAVERLEY 3150	\$1,920,000	23/02/2022

**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:

12/05/2022 15:03

13 Mimosa Street, Glen Waverley Vic 3150

**McGrath**

Noriko Tang

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**Indicative Selling Price**

\$1,800,000 - \$1,980,000

**Median House Price**

March quarter 2022: \$1,692,000



**Property Type:** Land

**Land Size:** 769 sqm approx

Agent Comments

## Comparable Properties



**23 Appletree DR GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$2,006,000

**Method:** Auction Sale

**Date:** 26/02/2022

**Property Type:** House (Res)

**Land Size:** 780 sqm approx



**12 Pentland Ct GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$1,985,000

**Method:** Auction Sale

**Date:** 11/12/2021

**Property Type:** House (Res)

**Land Size:** 670 sqm approx



**1 Golden Gr GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$1,920,000

**Method:** Auction Sale

**Date:** 23/02/2022

**Property Type:** House (Res)

**Land Size:** 661 sqm approx

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



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