

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

2/2 Myers Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

Median sale price

Median price

\$1,231,000

Property Type

Townhouse

Suburb

Glen Waverley

Period - From

06/02/2022

to

05/02/2023

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	2/34 Angus Dr GLEN WAVERLEY 3150	\$1,310,000	26/11/2022
2	1/45 Cypress Av GLEN WAVERLEY 3150	\$1,255,000	19/11/2022
3	3/45 Cypress Av GLEN WAVERLEY 3150	\$1,231,000	17/09/2022

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:

06/02/2023 13:58



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Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,320,000
Median Townhouse Price
06/02/2022 - 05/02/2023: \$1,231,000

Comparable Properties



2/34 Angus Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  3  2

Price: \$1,310,000
Method: Auction Sale
Date: 26/11/2022
Property Type: Townhouse (Res)

1/45 Cypress Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,255,000
Method: Auction Sale
Date: 19/11/2022
Property Type: Townhouse (Res)

3/45 Cypress Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,231,000
Method: Auction Sale
Date: 17/09/2022
Property Type: Townhouse (Res)

Account - Barry Plant | P: 03 9807 2333 | F: 03 9807 8278