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	6 Camden Court, Glen Waverley Vic 3150
Including suburb and	•
postcode	
·	

Indicative selling price

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

Range between	\$1,430,000	&	\$1,530,000
-			

Median sale price

Median price	\$1,620,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/01/2021	to	31/12/2021		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

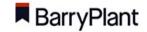
Add	dress of comparable property	Price	Date of sale
1	25 Eastleigh Dr GLEN WAVERLEY 3150	\$1,545,000	12/03/2022
2	35 Gauntlet Av GLEN WAVERLEY 3150	\$1,538,000	12/03/2022
3	10 Westlands Rd GLEN WAVERLEY 3150	\$1,438,000	12/03/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	17/03/2022 22:04





Carolyn Barton 9807 2333 0423 200 674 cbarton@barryplant.com.au

> **Indicative Selling Price** \$1,430,000 - \$1,530,000 **Median House Price**

Year ending December 2021: \$1,620,000

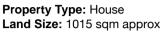
Agent Comments

Agent Comments









Agent Comments



Comparable Properties



25 Eastleigh Dr GLEN WAVERLEY 3150 (REI)





Price: \$1,545,000 Method: Auction Sale Date: 12/03/2022

Property Type: House (Res) Land Size: 653 sqm approx



35 Gauntlet Av GLEN WAVERLEY 3150 (REI)





Price: \$1,538,000 Method: Auction Sale Date: 12/03/2022

Property Type: House (Res) Land Size: 671 sqm approx



10 Westlands Rd GLEN WAVERLEY 3150 (REI) Agent Comments





Price: \$1,438,000 Method: Auction Sale Date: 12/03/2022

Property Type: House (Res) Land Size: 661 sqm approx

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



