

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

6 Camden Court, Glen Waverley Vic 3150

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

Property 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	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 comparable properties 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

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Indicative Selling Price

\$1,430,000 - \$1,530,000

Median House Price

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



 4  2  2

Property Type: House

Land Size: 1015 sqm approx

Agent Comments

Comparable Properties



25 Eastleigh Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

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)

Agent Comments

 4  2  2

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

 4  2  1

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