

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

3/26 Botanic Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,200,000

&

\$1,300,000

Median sale price

Median price \$1,641,000

Property Type House

Suburb Glen Waverley

Period - From 01/04/2021

to 30/06/2021

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	1/99 Bogong Av GLEN WAVERLEY 3150	\$1,295,000	19/05/2021
2	1/26 Botanic Dr GLEN WAVERLEY 3150	\$1,270,000	29/09/2021
3	9c Joyce Av GLEN WAVERLEY 3150	\$1,240,000	28/08/2021

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:

11/10/2021 16:11



4 3 2

Property Type: Townhouse (Res)

Land Size: 300 sqm approx

Agent Comments

Indicative Selling Price

\$1,200,000 - \$1,300,000

Median House Price

June quarter 2021: \$1,641,000

Comparable Properties



1/99 Bogong Av GLEN WAVERLEY 3150 (VG)

Agent Comments

5 - -

Price: \$1,295,000

Method: Sale

Date: 19/05/2021

Property Type: Flat/Unit/Apartment (Res)



1/26 Botanic Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

3 2 2

Price: \$1,270,000

Method: Sold Before Auction

Date: 29/09/2021

Property Type: Townhouse (Res)

9c Joyce Av GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,240,000

Method: Auction Sale

Date: 28/08/2021

Property Type: Townhouse (Res)