

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

1 Groom Court, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,700,000

&

\$1,870,000

Median sale price

Median price \$1,655,000

Property Type House

Suburb Glen Waverley

Period - From 01/04/2021

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	8 Boyanna Rd GLEN WAVERLEY 3150	\$1,920,000	05/03/2022
2	7 Yanigin Dr GLEN WAVERLEY 3150	\$1,915,000	08/04/2022
3	173 Springvale Rd GLEN WAVERLEY 3150	\$1,700,000	01/12/2021

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:

24/05/2022 12:51



Property Type:

Divorce/Estate/Family Transfers

Land Size: 650 sqm approx

Agent Comments

Indicative Selling Price

\$1,700,000 - \$1,870,000

Median House Price

Year ending March 2022: \$1,655,000

Comparable Properties

8 Boyanna Rd GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,920,000

Method: Auction Sale

Date: 05/03/2022

Property Type: House (Res)

Land Size: 654 sqm approx



7 Yanigin Dr GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,915,000

Method: Sold Before Auction

Date: 08/04/2022

Property Type: House (Res)

Land Size: 781 sqm approx



173 Springvale Rd GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,700,000

Method: Sold Before Auction

Date: 01/12/2021

Property Type: House (Res)

Land Size: 710 sqm approx