

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

27 King Arthur Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,770,500

Property Type House

Suburb Glen Waverley

Period - From 01/07/2023

to

30/06/2024

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	80 King Arthur Dr GLEN WAVERLEY 3150	\$1,660,000	13/04/2024
2	111 King Arthur Dr GLEN WAVERLEY 3150	\$1,500,000	24/02/2024
3	109 King Arthur Dr GLEN WAVERLEY 3150	\$1,550,000	27/10/2023

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:

26/08/2024 12:25



Property Type: House (Previously Occupied - Detached)
Land Size: 677 sqm approx
Agent Comments

Indicative Selling Price
\$1,450,000 - \$1,550,000
Median House Price
Year ending June 2024: \$1,770,500

Comparable Properties



80 King Arthur Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,660,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 646 sqm approx



111 King Arthur Dr GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,500,000
Method: Auction Sale
Date: 24/02/2024
Property Type: House (Res)
Land Size: 660 sqm approx

109 King Arthur Dr GLEN WAVERLEY 3150 (VG)

Agent Comments



Price: \$1,550,000
Method: Sale
Date: 27/10/2023
Property Type: House (Res)
Land Size: 665 sqm approx