### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

37 Aurisch Avenue, Glen Waverley Vic 3150

#### Indicative selling price

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

Range between \$1,700,000	&	\$1,800,000
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#### Median sale price

Median price	\$1,700,000	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/01/2025	to	31/03/2025		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	8 Henderson Ct GLEN WAVERLEY 3150	\$2,030,000	13/03/2025
2	8 Golden Gr GLEN WAVERLEY 3150	\$2,215,000	08/02/2025
3	10 Folkestone Rd GLEN WAVERLEY 3150	\$1,900,000	23/11/2024

#### 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:	20/05/2025 16:50









Property Type: House Land Size: 814 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,700,000 - \$1,800,000 **Median House Price** March quarter 2025: \$1,700,000

## Comparable Properties



8 Henderson Ct GLEN WAVERLEY 3150 (REI)

Price: \$2,030,000

Method: Private Sale Date: 13/03/2025

Property Type: House (Res) Land Size: 760 sqm approx

Agent Comments



8 Golden Gr GLEN WAVERLEY 3150 (REI/VG)





**Agent Comments** 

Price: \$2,215,000 Method: Auction Sale Date: 08/02/2025 Property Type: House Land Size: 652 sqm approx



10 Folkestone Rd GLEN WAVERLEY 3150 (REI/VG)



Agent Comments

Price: \$1,900,000 Method: Auction Sale Date: 23/11/2024

Property Type: House (Res) Land Size: 726 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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