### 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	40 Margate Crescent, Glen Waverley Vic 3150

#### Indicative selling price

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

Range between \$1,550,000	&	\$1,650,000
Range between \$1,550,000	&	\$1,650,000

#### Median sale price

Median price	\$1,700,000	Pro	perty Type H	ouse		Suburb	Glen Waverley
Period - From	01/01/2025	to	31/03/2025	Sc	ource	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

Address of comparable property		Price	Date of sale
1	3 Montrose CI GLEN WAVERLEY 3150	\$1,695,000	17/05/2025
2	43 Ranfurlie Dr GLEN WAVERLEY 3150	\$1,721,000	06/03/2025
3	27 Stableford Av GLEN WAVERLEY 3150	\$1,775,000	07/12/2024

#### 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:	02/06/2025 22:20









Property Type: House Land Size: 650 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,550,000 - \$1,650,000 **Median House Price** March quarter 2025: \$1,700,000

## Comparable Properties



3 Montrose CI GLEN WAVERLEY 3150 (REI)

Price: \$1,695,000 Method: Auction Sale Date: 17/05/2025

Property Type: House (Res) Land Size: 701 sqm approx

Agent Comments



43 Ranfurlie Dr GLEN WAVERLEY 3150 (REI/VG)





**Agent Comments** 

Price: \$1,721,000

Method: Sold Before Auction

Date: 06/03/2025 Property Type: House Land Size: 657 sqm approx

27 Stableford Av GLEN WAVERLEY 3150 (REI/VG)



Agent Comments

Price: \$1,775,000 Method: Auction Sale Date: 07/12/2024

Property Type: House (Res) Land Size: 654 sqm approx

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





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