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

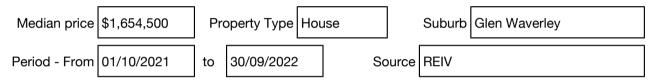
674 High Street Road, Glen Waverley Vic 3150

Indicative selling price

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For the	meaning	of this	price s	see cons	umer.vic.	.dov.au/	undera	uotina
		••••••	p				a	

Single price \$2,500,000

Median sale price



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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale	
1	37-39 Hunter St GLEN WAVERLEY 3150	\$2,800,000	28/11/2022	
2				
3				

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:

15/12/2022 15:48









Property Type: Land Land Size: 889 sqm approx Agent Comments Indicative Selling Price \$2,500,000 Median House Price Year ending September 2022: \$1,654,500

Comparable Properties



37-39 Hunter St GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$2,800,000 Method: Private Sale Date: 28/11/2022 Property Type: Land Land Size: 1514 sqm approx

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.

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