

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

28 Angus Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$2,350,000 & \$2,500,000

Median sale price

Median price \$1,863,000 Property Type House Suburb Glen Waverley

Period - From 01/07/2023 to 30/09/2023 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	41 Medina Rd GLEN WAVERLEY 3150	\$2,200,000	09/09/2023
2	1 Jordan Gr GLEN WAVERLEY 3150	\$2,400,000	25/09/2023
3	5 Nottingham St GLEN WAVERLEY 3150	\$2,442,000	24/06/2023

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:

29/11/2023 15:46



3 4 2

Property Type: House
Land Size: 737 sqm approx
Agent Comments

Indicative Selling Price
\$2,350,000 - \$2,500,000
Median House Price
September quarter 2023: \$1,863,000

Comparable Properties



41 Medina Rd GLEN WAVERLEY 3150 (REI) **Agent Comments**

4 2 2

Price: \$2,200,000
Method: Auction Sale
Date: 09/09/2023
Property Type: House (Res)
Land Size: 742 sqm approx



1 Jordan Gr GLEN WAVERLEY 3150 (REI) **Agent Comments**

4 2 4

Price: \$2,400,000
Method: Private Sale
Date: 25/09/2023
Property Type: House
Land Size: 697 sqm approx



5 Nottingham St GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**

4 2 2

Price: \$2,442,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 729 sqm approx

Account - Marshall White | P: 03 9822 9999