## 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

3/29 Glen Court, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$820,000		&		\$900,000				
Median sale price									
Median price	\$965,000	Pro	operty Type	Unit			Suburb	Glen Waverley	
Period - From	01/07/2024	to	30/06/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	1/28 Jordan Gr GLEN WAVERLEY 3150	\$900,000	19/05/2025
2	2/10 Moira Gr GLEN WAVERLEY 3150	\$871,000	12/04/2025
3	2/1 Browning Dr GLEN WAVERLEY 3150	\$876,000	09/02/2025

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:

20/07/2025 16:17



3/29 Glen Court, Glen Waverley Vic 3150



Alan Zhang 0402200098 alanzhang@jelliscraig.com.au





**Property Type:** Unit Agent Comments

Indicative Selling Price \$820,000 - \$900,000 Median Unit Price Year ending June 2025: \$965,000

# **Comparable Properties**

1/28 Jordan Gr GLEN WAVERLEY 3150 (REI)   2 1   Price: \$900,000   Method: Sold Before Auction   Date: 19/05/2025   Property Type: Unit	Agent Comments
2/10 Moira Gr GLEN WAVERLEY 3150 (REI/VG) 2 1 2 2 Price: \$871,000 Method: Auction Sale Date: 12/04/2025 Property Type: Unit	Agent Comments
2/1 Browning Dr GLEN WAVERLEY 3150 (REI/VG) 2 1 1 1 1 Price: \$876,000 Method: Auction Sale Date: 09/02/2025 Property Type: Unit	Agent Comments

#### Account - Jellis Craig | P: 03 88498088



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