

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

22 Norfolk Street, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,050,000

&

\$1,155,000

Median sale price

Median price

\$1,335,000

Property Type

House

Suburb

Glen Waverley

Period - From

01/10/2019

to

31/12/2019

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	15 Longbourne Av NOTTING HILL 3168	\$1,118,000	18/12/2019
2	19 Dorset St GLEN WAVERLEY 3150	\$1,105,000	22/02/2020
3	28 Westerfield Dr NOTTING HILL 3168	\$1,100,800	13/10/2019

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:

26/03/2020 09:35



4 2 2

Property Type: House (Res)

Land Size: 721 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,155,000

Median House Price

December quarter 2019: \$1,335,000

Comparable Properties

15 Longbourne Av NOTTING HILL 3168
(REI/VG)

Agent Comments

3 1 2

Price: \$1,118,000

Method: Private Sale

Date: 18/12/2019

Property Type: House (Res)

Land Size: 731 sqm approx



19 Dorset St GLEN WAVERLEY 3150 (REI)

Agent Comments

4 2 2

Price: \$1,105,000

Method: Auction Sale

Date: 22/02/2020

Property Type: House (Res)



28 Westerfield Dr NOTTING HILL 3168
(REI/VG)

Agent Comments

3 1 2

Price: \$1,100,800

Method: Private Sale

Date: 13/10/2019

Property Type: House (Res)

Land Size: 747 sqm approx