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	32 Belmont Road Glen Waverley VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$1,450,000	&	$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,290,000	Property type	House	Suburb	Glen Waverley
Period-from	01 Apr 2019	to	31 Mar 2020	Source	Corelogic

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 6 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 Sagan Court Glen Waverley VIC 3150	$1,501,111	28-Mar-20
2 The Boulevard Glen Waverley VIC 3150	$1,660,000	23-Dec-19
29 Pippin Avenue Glen Waverley VIC 3150	$1,450,000	07-Mar-20

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 6 months.~~

This Statement of Information was prepared on: 20 April 2020

JRW PROPERTY INTERNATIONAL
Joyce Liu
P (03) 9886 1211
M 0466 968 829
E joyce@jrwproperty.com.au

1 Sagan Court Glen Waverley VIC 3150

4 1 2

Sold Price **$1,501,111** Sold Date **28-Mar-20**

Distance **0.1km**

2 The Boulevard Glen Waverley VIC 3150

4 1 1

Sold Price **$1,660,000** Sold Date **23-Dec-19**

Distance **0.74km**

29 Pippin Avenue Glen Waverley VIC 3150

3 2 2

Sold Price **$1,450,000** Sold Date **07-Mar-20**

Distance **0.76km**

RS = Recent sale **UN** = Undisclosed Sale

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