

## 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

1/1 MELALEUCA DRIVE GLEN WAVERLEY VIC 3150

### Indicative selling price

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

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$882,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Feb 2023

to

31 Jan 2024

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

2/2 PEVERIL STREET GLEN WAVERLEY VIC 3150	\$1,280,000	21-Oct-23
1/25 TORROODUN STREET MOUNT WAVERLEY VIC 3149	\$1,205,000	16-Sep-23
2/306 BLACKBURN ROAD GLEN WAVERLEY VIC 3150	\$1,200,000	12-Jan-24

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: 05 February 2024



**2/2 PEVERIL STREET GLEN  
WAVERLEY VIC 3150**

 4  3  -

Sold Price **\$1,280,000** Sold Date **21-Oct-23**

Distance **0.46km**



**1/25 TORROODUN STREET MOUNT  
WAVERLEY VIC 3149**

 4  2  2

Sold Price <sup>RS</sup> **\$1,205,000** Sold Date **16-Sep-23**

Distance **1.5km**



**2/306 BLACKBURN ROAD GLEN  
WAVERLEY VIC 3150**

 4  4  2

Sold Price <sup>RS</sup> **\$1,200,000** Sold Date **12-Jan-24**

Distance **1.52km**

RS = Recent sale      UN = Undisclosed Sale

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