

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

1/12-14 YORK STREET 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

\$1,090,000

&

\$1,199,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Sep 2022

to

31 Aug 2023

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

4/125-129 HAWTHORN ROAD FOREST HILL VIC 3131	\$1,140,000	15-Apr-23
3/23 DOBELL STREET BLACKBURN SOUTH VIC 3130	\$1,090,000	11-Mar-23
7C HAMPTON COURT GLEN WAVERLEY VIC 3150	\$1,010,000	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: 05 September 2023



**4/125-129 HAWTHORN ROAD
FOREST HILL VIC 3131**

4 2 2

Sold Price **\$1,140,000** Sold Date **15-Apr-23**

Distance **2.6km**



**3/23 DOBELL STREET BLACKBURN
SOUTH VIC 3130**

4 2 2

Sold Price **\$1,090,000** Sold Date **11-Mar-23**

Distance **3.48km**



**7C HAMPTON COURT GLEN
WAVERLEY VIC 3150**

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Sold Price **\$1,010,000** Sold Date **07-Mar-20**

Distance **3.69km**

RS = Recent sale

UN = Undisclosed Sale

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