

## 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

1/15 BELMONT ROAD 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

\$1,100,000

&

\$1,210,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2022

to

31 Oct 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

2/13 FIANDER AVENUE GLEN WAVERLEY VIC 3150	\$1,155,000	19-Sep-23
2/23 HUNTER STREET GLEN WAVERLEY VIC 3150	\$1,190,000	29-Jul-23
131 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$1,115,000	02-Jul-23

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: 24 November 2023

**2/13 FIANDER AVENUE GLEN  
WAVERLEY VIC 3150**

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Sold Price **\$1,155,000** Sold Date **19-Sep-23**Distance **1.91km****2/23 HUNTER STREET GLEN  
WAVERLEY VIC 3150**

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Sold Price **\$1,190,000** Sold Date **29-Jul-23**Distance **1.55km****131 SPRINGVALE ROAD GLEN  
WAVERLEY VIC 3150**

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Sold Price **\$1,115,000** Sold Date **02-Jul-23**Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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