

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

1/24 WINMALEE DRIVE 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

\$1,750,000

&

\$1,920,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,701,000

Property type

Other

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

1/8 TOBIAS AVENUE GLEN WAVERLEY VIC 3150	\$1,748,800	29-Nov-23
21B WALLABAH STREET MOUNT WAVERLEY VIC 3149	\$1,850,000	05-Aug-23
37B CHARLOTTE STREET GLEN WAVERLEY VIC 3150	\$1,748,000	17-Oct-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: 23 February 2024



**1/8 TOBIAS AVENUE GLEN
WAVERLEY VIC 3150**

 4  3  2

Sold Price ^{RS} **\$1,748,800** Sold Date **29-Nov-23**

Distance **1.48km**



**21B WALLABAH STREET MOUNT
WAVERLEY VIC 3149**

 4  3  1

Sold Price **\$1,850,000** Sold Date **05-Aug-23**

Distance **1.69km**



**37B CHARLOTTE STREET GLEN
WAVERLEY VIC 3150**

 4  3  2

Sold Price **\$1,748,000** Sold Date **17-Oct-23**

Distance **2.31km**

RS = Recent sale

UN = Undisclosed Sale

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