

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

1/29 GLEN COURT 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,750

Property type

House

Suburb

Glen Waverley

Period-from

01 Oct 2022

to

30 Sep 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

3/36 PANORAMIC GROVE GLEN WAVERLEY VIC 3150	\$750,000	06-Jun-23
1/9 WOLSELEY AVENUE GLEN WAVERLEY VIC 3150	\$870,000	07-Oct-23
3/6 WOLSELEY AVENUE GLEN WAVERLEY VIC 3150	\$848,000	07-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 October 2023



**3/36 PANORAMIC GROVE GLEN
WAVERLEY VIC 3150**

 2  1  1

Sold Price **\$750,000** Sold Date **06-Jun-23**

Distance **0.24km**

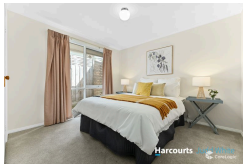


**1/9 WOLSELEY AVENUE GLEN
WAVERLEY VIC 3150**

 2  1  1

Sold Price ^{RS} **\$870,000** Sold Date **07-Oct-23**

Distance **0.33km**



**3/6 WOLSELEY AVENUE GLEN
WAVERLEY VIC 3150**

 2  1  1

Sold Price ^{RS} **\$848,000** Sold Date **07-Oct-23**

Distance **0.41km**

RS = Recent sale

UN = Undisclosed Sale

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