

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

1/30 DURWARD AVENUE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Aug 2022

to

31 Jul 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

4/31-33 ROB ROY STREET GLEN WAVERLEY VIC 3150	\$1,250,000	03-Jun-23
2/18 LINCOLN AVENUE GLEN WAVERLEY VIC 3150	\$1,270,000	24-Apr-23
62C PEPPERELL AVENUE GLEN WAVERLEY VIC 3150	\$1,234,000	01-Apr-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: 25 August 2023



**4/31-33 ROB ROY STREET GLEN
WAVERLEY VIC 3150**

4 3 2

Sold Price **\$1,250,000** Sold Date **03-Jun-23**

Distance **0.25km**



**2/18 LINCOLN AVENUE GLEN
WAVERLEY VIC 3150**

4 3 2

Sold Price **\$1,270,000** Sold Date **24-Apr-23**

Distance **0.91km**



**62C PEPPERELL AVENUE GLEN
WAVERLEY VIC 3150**

4 2 1

Sold Price **\$1,234,000** Sold Date **01-Apr-23**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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