

## 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

1/404 SPRINGVALE 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

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$886,000

Property type

Unit

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

5/13-15 JORDAN GROVE GLEN WAVERLEY VIC 3150	\$755,000	18-Dec-23
6/33 KAURI GROVE GLEN WAVERLEY VIC 3150	\$785,000	15-Feb-24

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: 20 February 2024


**5/13-15 JORDAN GROVE GLEN  
WAVERLEY VIC 3150**
 2   
  1   
  1

Sold Price

**\$755,000**

Sold Date

**18-Dec-23**

Distance

**0.51km**

**6/33 KAURI GROVE GLEN  
WAVERLEY VIC 3150**
 2   
  1   
  -

Sold Price

<sup>RS</sup> **\$785,000**

Sold Date

**15-Feb-24**

Distance

**0.9km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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