

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

1/5 HINKLER ROAD 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

\$866,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jun 2023

to

31 May 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

2/8 GARRISSON DRIVE GLEN WAVERLEY VIC 3150	\$1,220,000	14-Dec-23
1/3 MELALEUCA DRIVE GLEN WAVERLEY VIC 3150	\$1,188,000	08-Jun-24
3/4 BRUSH GROVE GLEN WAVERLEY VIC 3150	\$1,183,000	20-Dec-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: 11 June 2024



**2/8 GARRISON DRIVE GLEN
WAVERLEY VIC 3150**

2 1 1

Sold Price **\$1,220,000** Sold Date **14-Dec-23**

Distance **0.53km**



**1/3 MELALEUCA DRIVE GLEN
WAVERLEY VIC 3150**

4 2 2

Sold Price ^{RS} **\$1,188,000** Sold Date **08-Jun-24**

Distance **1.65km**



**3/4 BRUSH GROVE GLEN
WAVERLEY VIC 3150**

3 2 2

Sold Price **\$1,183,000** Sold Date **20-Dec-23**

Distance **1.89km**

RS = Recent sale

UN = Undisclosed Sale

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