

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 PEVERIL STREET 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

\$840,000

&

\$924,000

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

2/4 SALADIN AVENUE GLEN WAVERLEY VIC 3150	\$880,000	26-May-24
3/1 MCKELVIE COURT GLEN WAVERLEY VIC 3150	\$975,000	20-Apr-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: 17 June 2024



**2/4 SALADINE AVENUE GLEN
WAVERLEY VIC 3150**

3 1 1

Sold Price

^{RS} **\$880,000**

Sold Date **26-May-24**

Distance **0.27km**



**3/1 MCKELVIE COURT GLEN
WAVERLEY VIC 3150**

3 2 1

Sold Price

^{RS} **\$975,000**

Sold Date **20-Apr-24**

Distance **0.65km**

RS = Recent sale

UN = Undisclosed Sale

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