

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

1/50 JOHNSON DRIVE 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

\$815,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2022

to

31 Oct 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

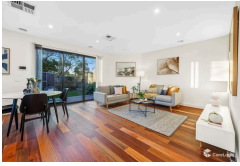
Date of sale

3/2 AGNES COURT GLEN WAVERLEY VIC 3150	\$880,000	02-Sep-23
8/43-47 AVONHURST DRIVE GLEN WAVERLEY VIC 3150	\$828,000	06-Jul-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: 02 November 2023

**3/2 AGNES COURT GLEN
WAVERLEY VIC 3150**3  3  1 Sold Price **\$880,000** Sold Date **02-Sep-23**Distance **0.25km****8/43-47 AVONHURST DRIVE GLEN
WAVERLEY VIC 3150**3  1  1 Sold Price **\$828,000** Sold Date **06-Jul-23**Distance **1.29km**

RS = Recent sale

UN = Undisclosed Sale

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