

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

1/507 FERNTREE GULLY 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

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,720,500

Property type

Other

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

1/320 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,230,000	27-Jan-24
2/306 BLACKBURN ROAD GLEN WAVERLEY VIC 3150	\$1,200,000	12-Jan-24
2/7 LYRIC COURT GLEN WAVERLEY VIC 3150	\$1,100,000	24-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: 07 June 2024



**1/320 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149**

4 2 2

Sold Price **\$1,230,000** Sold Date **27-Jan-24**

Distance **3.14km**



**2/306 BLACKBURN ROAD GLEN
WAVERLEY VIC 3150**

4 4 2

Sold Price ^{RS} **\$1,200,000** Sold Date **12-Jan-24**

Distance **2.53km**



**2/7 LYRIC COURT GLEN
WAVERLEY VIC 3150**

3 2 2

Sold Price **\$1,100,000** Sold Date **24-Feb-24**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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