

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

1/6 GREVILLIA COURT 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,000

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

2/7 LYRIC COURT GLEN WAVERLEY VIC 3150	\$1,100,000	24-Feb-24
1/594 WAVERLEY ROAD GLEN WAVERLEY VIC 3150	\$1,090,000	11-May-24
1/1 KIRSTINA ROAD GLEN WAVERLEY VIC 3150	\$1,000,000	14-Mar-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: 05 June 2024



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

 3  2  2

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

Distance **0.33km**



**1/594 WAVERLEY ROAD GLEN
WAVERLEY VIC 3150**

 4  2  2

Sold Price ^{RS} **\$1,090,000** Sold Date **11-May-24**

Distance **1.64km**



**1/1 KIRSTINA ROAD GLEN
WAVERLEY VIC 3150**

 3  2  1

Sold Price **\$1,000,000** Sold Date **14-Mar-24**

Distance **0.92km**

RS = Recent sale

UN = Undisclosed Sale

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