

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

1/736 WAVERLEY 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

\$850,000

&

\$935,000

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

1/12 FRASER STREET GLEN WAVERLEY VIC 3150	\$905,000	01-Sep-23
2/50 JOHNSON DRIVE GLEN WAVERLEY VIC 3150	\$960,000	29-Oct-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: 14 November 2023

**1/12 FRASER STREET GLEN
WAVERLEY VIC 3150**

- 1 2

Sold Price **\$905,000** Sold Date **01-Sep-23**Distance **0.63km****2/50 JOHNSON DRIVE GLEN
WAVERLEY VIC 3150**

3 2 2

Sold Price ^{RS} **\$960,000** ^{UN} Sold Date **29-Oct-23**Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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