

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 CAPPELLA 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,720,500

Property type

House

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 BINGLEY AVENUE NOTTING HILL VIC 3168	\$1,092,000	09-Mar-24
1 NEWNHAM COURT GLEN WAVERLEY VIC 3150	\$1,080,000	28-Mar-24
15 WINDELLA CRESCENT GLEN WAVERLEY VIC 3150	\$1,010,000	13-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: 21 June 2024



**1 BINGLEY AVENUE NOTTING HILL
VIC 3168**

3 1 2

Sold Price ^{RS} **\$1,092,000** Sold Date **09-Mar-24**

Distance **1.77km**



**1 NEWNHAM COURT GLEN
WAVERLEY VIC 3150**

3 1 2

Sold Price ^{RS} **\$1,080,000** ^{UN} Sold Date **28-Mar-24**

Distance **0.32km**



**15 WINDELLA CRESCENT GLEN
WAVERLEY VIC 3150**

3 1 2

Sold Price ^{RS} **\$1,010,000** Sold Date **13-Apr-24**

Distance **0.7km**

RS = Recent sale

UN = Undisclosed Sale

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