

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 STANFIELD 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

\$1,900,000

&

\$2,090,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,727,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Apr 2023

to

31 Mar 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

4 LANDRIDGE STREET GLEN WAVERLEY VIC 3150	\$1,986,500	04-Nov-23
11 LOUISE COURT GLEN WAVERLEY VIC 3150	\$2,071,000	02-Dec-23
44 GOLDEN GROVE GLEN WAVERLEY VIC 3150	\$1,900,000	19-Dec-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: 04 April 2024



4 LANDRIDGE STREET GLEN WAVERLEY VIC 3150

4 2 2

Sold Price **\$1,986,500** Sold Date **04-Nov-23**

Distance **0.28km**



11 LOUISE COURT GLEN WAVERLEY VIC 3150

4 2 2

Sold Price **\$2,071,000** Sold Date **02-Dec-23**

Distance **0.98km**



44 GOLDEN GROVE GLEN WAVERLEY VIC 3150

4 2 3

Sold Price **\$1,900,000** Sold Date **19-Dec-23**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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