

# 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

10 Zola Court, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,500,000

&

\$1,650,000

### Median sale price

Median price \$1,760,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2024

to 31/03/2024

Source REIV

### 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 six 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	5 Camino Ct GLEN WAVERLEY 3150	\$1,610,000	18/05/2024
2	13 Nicholas Av GLEN WAVERLEY 3150	\$1,581,000	02/03/2024
3	19 Mavista Av GLEN WAVERLEY 3150	\$1,570,000	04/05/2024

**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 six months.~~

This Statement of Information was prepared on:

28/06/2024 08:48



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 742 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
March quarter 2024: \$1,760,000

## Comparable Properties



**5 Camino Ct GLEN WAVERLEY 3150 (REI)**

[Agent Comments](#)



**Price:** \$1,610,000  
**Method:** Auction Sale  
**Date:** 18/05/2024  
**Property Type:** House (Res)



**13 Nicholas Av GLEN WAVERLEY 3150 (REI/VG)**

[Agent Comments](#)



**Price:** \$1,581,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 657 sqm approx



**19 Mavista Av GLEN WAVERLEY 3150 (REI)**

[Agent Comments](#)



**Price:** \$1,570,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 708 sqm approx

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