

## 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

11/1 MCKELVIE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$730,000

&

\$803,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Oct 2022

to

30 Sep 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

8/43-47 AVONHURST DRIVE GLEN WAVERLEY VIC 3150	\$828,000	06-Jul-23
15/18 TULLOCH GROVE GLEN WAVERLEY VIC 3150	\$700,000	25-Sep-23
5/3 KEYLANA BOULEVARD MOUNT WAVERLEY VIC 3149	\$765,000	27-Jun-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: 16 October 2023



**8/43-47 AVONHURST DRIVE GLEN  
WAVERLEY VIC 3150**

3 1 1

Sold Price

**\$828,000**

Sold Date

**06-Jul-23**

Distance

**0.3km**



**15/18 TULLOCH GROVE GLEN  
WAVERLEY VIC 3150**

3 2 2

Sold Price

<sup>RS</sup>

**\$700,000**

Sold Date

**25-Sep-23**

Distance

**0.44km**



**5/3 KEYLANA BOULEVARD  
MOUNT WAVERLEY VIC 3149**

3 2 3

Sold Price

**\$765,000**

Sold Date

**27-Jun-23**

Distance

**0.88km**

RS = Recent sale

UN = Undisclosed Sale

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