

## 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

110-114 SPRINGVALE ROAD 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

\$1,750,000

&

\$1,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,707,000

Property type

House

Suburb

Glen Waverley

Period-from

01 May 2023

to

30 Apr 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 YORK STREET GLEN WAVERLEY VIC 3150	\$2,250,000	26-Apr-24
24 KIAH STREET GLEN WAVERLEY VIC 3150	\$1,983,333	07-Feb-24
11 LOUISE COURT GLEN WAVERLEY VIC 3150	\$2,071,000	02-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: 09 May 2024



**4 YORK STREET GLEN WAVERLEY VIC 3150** Sold Price <sup>RS</sup> **\$2,250,000** <sup>UN</sup> Sold Date **26-Apr-24**

 4  2  2

Distance **0.45km**



**24 KIAH STREET GLEN WAVERLEY VIC 3150** Sold Price <sup>RS</sup> **\$1,983,333** <sup>UN</sup> Sold Date **07-Feb-24**

 5  2  2

Distance **0.45km**



**11 LOUISE COURT GLEN WAVERLEY VIC 3150** Sold Price **\$2,071,000** Sold Date **02-Dec-23**

 4  2  2

Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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