

## 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

12 CROCUS CRESCENT 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

\$1,250,000

&

\$1,375,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,706,000

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

8 WHITES LANE GLEN WAVERLEY VIC 3150	\$1,310,000	16-Dec-23
19 MERRICK CRESCENT GLEN WAVERLEY VIC 3150	\$1,358,000	09-Nov-23
21 BALLARA AVENUE GLEN WAVERLEY VIC 3150	\$1,240,000	03-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: 17 April 2024



**8 WHITES LANE GLEN WAVERLEY VIC 3150**

3 1 1

Sold Price

**\$1,310,000**

Sold Date

**16-Dec-23**

Distance

**0.37km**



**19 MERRICK CRESCENT GLEN WAVERLEY VIC 3150**

4 2 1

Sold Price

**\$1,358,000**

Sold Date

**09-Nov-23**

Distance

**0.4km**



**21 BALLARA AVENUE GLEN WAVERLEY VIC 3150**

3 2 2

Sold Price

<sup>RS</sup> **\$1,240,000**

Sold Date

**03-Apr-24**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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