

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

14/2 MCKELVIE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

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

11/1 MCKELVIE COURT GLEN WAVERLEY VIC 3150	\$830,000	11-Nov-23
6/474-476 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$728,000	17-Feb-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: 30 April 2024



**11/1 MCKELVIE COURT GLEN
WAVERLEY VIC 3150**

 3  2  1

Sold Price **\$830,000** Sold Date **11-Nov-23**

Distance **0.11km**



**6/474-476 WAVERLEY ROAD
MOUNT WAVERLEY VIC 3149**

 3  1  1

Sold Price **\$728,000** Sold Date **17-Feb-24**

Distance **1.18km**

RS = Recent sale

UN = Undisclosed Sale

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