

## 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 KRISTEN CLOSE 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

\$1,550,000

&

\$1,700,000

### 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

3 COWRIE STREET GLEN WAVERLEY VIC 3150	\$1,580,000	23-Mar-24
867 HIGH STREET ROAD GLEN WAVERLEY VIC 3150	\$1,652,500	23-Mar-24
2 COURAGE COURT GLEN WAVERLEY VIC 3150	\$1,600,000	16-Mar-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: 11 April 2024

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## 3 COWRIE STREET GLEN WAVERLEY VIC 3150

4 2 -

Sold Price <sup>RS</sup> **\$1,580,000** Sold Date **23-Mar-24**

Distance **1.12km**



## 867 HIGH STREET ROAD GLEN WAVERLEY VIC 3150

4 1 2

Sold Price <sup>RS</sup> **\$1,652,500** Sold Date **23-Mar-24**

Distance **1.29km**



## 2 COURAGE COURT GLEN WAVERLEY VIC 3150

4 2 -

Sold Price <sup>RS</sup> **\$1,600,000** Sold Date **16-Mar-24**

Distance **1.41km**

RS = Recent sale

UN = Undisclosed Sale

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