

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

2/1 MELALEUCA DRIVE 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,667,000

Property type

Other

Suburb

Glen Waverley

Period-from

01 Dec 2022

to

30 Nov 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

1/30 DURWARD AVENUE GLEN WAVERLEY VIC 3150	\$1,430,000	24-Sep-23
2/2 PEVERIL STREET GLEN WAVERLEY VIC 3150	\$1,280,000	21-Oct-23
3/11 MOUNT STREET GLEN WAVERLEY VIC 3150	\$1,300,000	01-Jul-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: 26 December 2023



**1/30 DURWARD AVENUE GLEN
WAVERLEY VIC 3150**

 4  4  -

Sold Price **\$1,430,000** Sold Date **24-Sep-23**

Distance **0.38km**



**2/2 PEVERIL STREET GLEN
WAVERLEY VIC 3150**

 4  3  -

Sold Price **\$1,280,000** Sold Date **21-Oct-23**

Distance **0.45km**



**3/11 MOUNT STREET GLEN
WAVERLEY VIC 3150**

 3  2  1

Sold Price **\$1,300,000** Sold Date **01-Jul-23**

Distance **1.55km**

RS = Recent sale

UN = Undisclosed Sale

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