

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

2/14 DANIIEN STREET 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

\$1,200,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Feb 2023

to

31 Jan 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

2/21 STRADELLA AVENUE VERMONT SOUTH VIC 3133	\$1,245,000	19-Aug-23
1/17 THE BOULEVARD GLEN WAVERLEY VIC 3150	\$1,380,000	30-Sep-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: 06 February 2024

**2/21 STRADELLA AVENUE
VERMONT SOUTH VIC 3133**

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Sold Price **\$1,245,000** Sold Date **19-Aug-23**Distance **1.62km****1/17 THE BOULEVARD GLEN
WAVERLEY VIC 3150**

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Sold Price **\$1,380,000** Sold Date **30-Sep-23**Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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