

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

2/25 GOLDEN GROVE 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,727,500

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

3/4 BRUSH GROVE GLEN WAVERLEY VIC 3150	\$1,183,000	20-Dec-23
1/268 GALLAGHERS ROAD GLEN WAVERLEY VIC 3150	\$1,200,000	17-Dec-23
1/15 BELMONT ROAD GLEN WAVERLEY VIC 3150	\$1,180,000	16-Dec-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: 04 April 2024



3/4 BRUSH GROVE GLEN WAVERLEY VIC 3150

 3  2  2

Sold Price **\$1,183,000** Sold Date **20-Dec-23**

Distance **1.77km**



1/268 GALLAGHERS ROAD GLEN WAVERLEY VIC 3150

 3  1  1

Sold Price **\$1,200,000** Sold Date **17-Dec-23**

Distance **1.04km**



1/15 BELMONT ROAD GLEN WAVERLEY VIC 3150

 3  2  2

Sold Price **\$1,180,000** Sold Date **16-Dec-23**

Distance **1.96km**

RS = Recent sale

UN = Undisclosed Sale

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