

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

2/27 GLEN 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

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

1/26 ROBERTS STREET GLEN WAVERLEY VIC 3150	\$1,055,000	29-Jul-23
2/13 THE RIDGE GLEN WAVERLEY VIC 3150	\$1,090,000	12-Aug-23
2/606 WAVERLEY ROAD GLEN WAVERLEY VIC 3150	\$1,065,000	14-Oct-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: 14 December 2023


**1/26 ROBERTS STREET GLEN
WAVERLEY VIC 3150**
 3  1  2

 Sold Price **\$1,055,000** Sold Date **29-Jul-23**

 Distance **1.08km**

**2/13 THE RIDGE GLEN WAVERLEY
VIC 3150**
 3  2  2

 Sold Price **\$1,090,000** Sold Date **12-Aug-23**

 Distance **1.46km**

**2/606 WAVERLEY ROAD GLEN
WAVERLEY VIC 3150**
 3  2  1

 Sold Price **\$1,065,000** Sold Date **14-Oct-23**

 Distance **1.82km**

RS = Recent sale

UN = Undisclosed Sale

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