

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

2/28 MANNERING 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

36A KERRIE ROAD GLEN WAVERLEY VIC 3150	\$1,340,000	09-Dec-23
9 SILVERWOOD WAY GLEN WAVERLEY VIC 3150	\$1,305,000	26-Aug-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: 21 December 2023

**36A KERRIE ROAD GLEN
WAVERLEY VIC 3150**

4 2 1

Sold Price ^{RS} **\$1,340,000** Sold Date **09-Dec-23**Distance **1.78km****9 SILVERWOOD WAY GLEN
WAVERLEY VIC 3150**

4 2 2

Sold Price **\$1,305,000** Sold Date **26-Aug-23**Distance **2.05km**

RS = Recent sale

UN = Undisclosed Sale

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