

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

2/4 SALADIN AVENUE 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$870,000

Property type

Unit

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

1/736 WAVERLEY ROAD GLEN WAVERLEY VIC 3150	\$989,000	17-Feb-24
1/1 KIRSTINA ROAD GLEN WAVERLEY VIC 3150	\$1,000,000	19-Mar-24
1/7 DOYNTON PARADE MOUNT WAVERLEY VIC 3149	\$1,040,000	10-Feb-24

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: 16 April 2024



**1/736 WAVERLEY ROAD GLEN
WAVERLEY VIC 3150**

3 2 1

Sold Price ^{RS} **\$989,000** Sold Date **17-Feb-24**

Distance **1.1km**



**1/1 KIRSTINA ROAD GLEN
WAVERLEY VIC 3150**

3 2 1

Sold Price ^{RS} **\$1,000,000** ^{UN} Sold Date **19-Mar-24**

Distance **0.99km**



**1/7 DOYNTON PARADE MOUNT
WAVERLEY VIC 3149**

4 1 2

Sold Price ^{RS} **\$1,040,000** Sold Date **10-Feb-24**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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