

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

2/6 INGRAM 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

\$870,000

&

\$957,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 May 2023

to

30 Apr 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

1/38 PANORAMIC GROVE GLEN WAVERLEY VIC 3150	\$995,000	12-Dec-23
1/29 GLEN COURT GLEN WAVERLEY VIC 3150	\$970,000	18-Nov-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: 07 May 2024



**1/38 PANORAMIC GROVE GLEN
WAVERLEY VIC 3150**

 2  1  2

Sold Price **\$995,000** Sold Date **12-Dec-23**

Distance **0.24km**



**1/29 GLEN COURT GLEN
WAVERLEY VIC 3150**

 2  1  1

Sold Price **\$970,000** Sold Date **18-Nov-23**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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