

# 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

2/60 Avonhurst Drive, Glen Waverley Vic 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$700,000 & \$770,000

### Median sale price

Median price \$1,210,250 Property Type Unit Suburb Glen Waverley

Period - From 01/01/2024 to 31/03/2024 Source REIV

### 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 six 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 | 1/404 Springvale Rd GLEN WAVERLEY 3150    | \$825,000 | 17/04/2024   |
| 2 | 6/33 Kauri Gr GLEN WAVERLEY 3150          | \$785,000 | 15/02/2024   |
| 3 | 8/474-476 Waverley Rd MOUNT WAVERLEY 3149 | \$755,000 | 26/02/2024   |

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 six months.~~

This Statement of Information was prepared on: 08/07/2024 16:00

2/60 Avonhurst Drive, Glen Waverley Vic 3150

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**Property Type:**  
Flat/Unit/Apartment (Res)  
Agent Comments

**Indicative Selling Price**  
\$700,000 - \$770,000  
**Median Unit Price**  
March quarter 2024: \$1,210,250

## Comparable Properties



**1/404 Springvale Rd GLEN WAVERLEY 3150 (REI/VG)** Agent Comments



**Price:** \$825,000  
**Method:** Private Sale  
**Date:** 17/04/2024  
**Property Type:** Unit  
**Land Size:** 312 sqm approx



**6/33 Kauri Gr GLEN WAVERLEY 3150 (REI/VG)** Agent Comments



**Price:** \$785,000  
**Method:** Auction Sale  
**Date:** 15/02/2024  
**Property Type:** Unit



**8/474-476 Waverley Rd MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$755,000  
**Method:** Sold Before Auction  
**Date:** 26/02/2024  
**Property Type:** Unit

Account - Slater & Levin



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