

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

2/665-667 WAVERLEY ROAD 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$868,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jul 2022

to

30 Jun 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

6/506-512 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$680,000	25-Mar-23
16/673 HIGH STREET ROAD GLEN WAVERLEY VIC 3150	\$720,000	23-Jan-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: 20 July 2023



**6/506-512 SPRINGVALE ROAD
GLEN WAVERLEY VIC 3150**

 2  1  1

Sold Price **\$680,000** Sold Date **25-Mar-23**

Distance **1.38km**



**16/673 HIGH STREET ROAD GLEN
WAVERLEY VIC 3150**

 2  1  1

Sold Price **\$720,000** Sold Date **23-Jan-23**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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