

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

2/781 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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2022

to

31 Oct 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

1/26 ROBERTS STREET GLEN WAVERLEY VIC 3150	\$1,055,000	29-Jul-23
6/6-8 ROLLS COURT GLEN WAVERLEY VIC 3150	\$933,000	10-Jun-23
2/938-940 HIGH STREET ROAD GLEN WAVERLEY VIC 3150	\$1,120,000	17-Jun-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: 02 November 2023


**1/26 ROBERTS STREET GLEN
WAVERLEY VIC 3150**
 3  1  1

Sold Price **\$1,055,000** Sold Date **29-Jul-23**

Distance **0.86km**

**6/6-8 ROLLS COURT GLEN
WAVERLEY VIC 3150**
 2  1  1

Sold Price **\$933,000** Sold Date **10-Jun-23**

Distance **1.21km**

**2/938-940 HIGH STREET ROAD
GLEN WAVERLEY VIC 3150**
 3  2  2

Sold Price **\$1,120,000** Sold Date **17-Jun-23**

Distance **1.59km**
RS = Recent sale

UN = Undisclosed Sale

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