

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

2/8 PARK STREET 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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$886,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Feb 2023

to

31 Jan 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

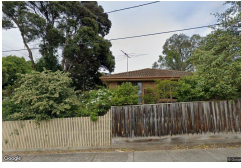
Date of sale

1/7 KENNEDY STREET GLEN WAVERLEY VIC 3150	\$1,320,000	11-Nov-23
1/268 GALLAGHERS ROAD GLEN WAVERLEY VIC 3150	\$1,200,000	17-Dec-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: 18 February 2024

**1/7 KENNEDY STREET GLEN
WAVERLEY VIC 3150**3  1  1 Sold Price **\$1,320,000** Sold Date **11-Nov-23**Distance **0.73km****1/268 GALLAGHERS ROAD GLEN
WAVERLEY VIC 3150**3  1  1 Sold Price **\$1,200,000** Sold Date **17-Dec-23**Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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