

## 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 COOPER AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Sep 2022

to

31 Aug 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

2 GOODWOOD COURT GLEN WAVERLEY VIC 3150	\$1,100,000	07-Mar-23
1/3 VAUCLUSE COURT WHEELERS HILL VIC 3150	\$1,204,000	20-May-23
29 HONEYSUCKLE AVENUE WHEELERS HILL VIC 3150	\$1,080,000	18-Apr-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: 03 September 2023



## 2 GOODWOOD COURT GLEN WAVERLEY VIC 3150

3 2 4

Sold Price **\$1,100,000** Sold Date **07-Mar-23**

Distance **0.23km**



## 1/3 VAUCLUSE COURT WHEELERS HILL VIC 3150

3 2 2

Sold Price **\$1,204,000** Sold Date **20-May-23**

Distance **1.16km**



## 29 HONEYSUCKLE AVENUE WHEELERS HILL VIC 3150

3 1 1

Sold Price **\$1,080,000** Sold Date **18-Apr-23**

Distance **1.3km**

RS = Recent sale

UN = Undisclosed Sale

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