

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 WILLOWBANK COURT 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

\$1,800,000

&

\$1,950,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,720,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Jun 2023

to

31 May 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 ASHTON STREET GLEN WAVERLEY VIC 3150	\$1,915,000	15-Jun-24
18 LOMOND DRIVE GLEN WAVERLEY VIC 3150	\$1,835,000	18-May-24
21 CHIPPENDALE TERRACE BURWOOD EAST VIC 3151	\$1,950,000	20-Feb-24

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: 19 June 2024



**1 ASHTON STREET GLEN
WAVERLEY VIC 3150**

4 3 2

Sold Price ^{RS} **\$1,915,000** Sold Date **15-Jun-24**

Distance **0.63km**



**18 LOMOND DRIVE GLEN
WAVERLEY VIC 3150**

5 3 2

Sold Price ^{RS} **\$1,835,000** Sold Date **18-May-24**

Distance **1.07km**



**21 CHIPPENDALE TERRACE
BURWOOD EAST VIC 3151**

5 3 2

Sold Price **\$1,950,000** Sold Date **20-Feb-24**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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