

## 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

21 HUNTER STREET 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

\$2,300,000

&

\$2,530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,707,000

Property type

House

Suburb

Glen Waverley

Period-from

01 May 2023

to

30 Apr 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

4 INVERELL AVENUE MOUNT WAVERLEY VIC 3149	\$2,350,000	20-Apr-24
25 UTAH ROAD GLEN WAVERLEY VIC 3150	\$2,150,000	20-Jan-24
225 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149	\$2,461,000	29-Nov-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: 17 May 2024



## 4 INVERELL AVENUE MOUNT WAVERLEY VIC 3149

5 3 4

Sold Price <sup>RS</sup> **\$2,350,000** Sold Date **20-Apr-24**

Distance **0.51km**



## 25 UTAH ROAD GLEN WAVERLEY VIC 3150

4 1 2

Sold Price **\$2,150,000** Sold Date **20-Jan-24**

Distance **0.67km**



## 225 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149

5 3 3

Sold Price **\$2,461,000** Sold Date **29-Nov-23**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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