

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the *Estate Agents Act 1980*

GLEN WAVERLEY VIC 3150

Property offered for sale

Address
Including suburb and postcode 25 SOLWAY DRIVE, GLEN WAVERLEY VIC 3150

Indicative selling price range

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$1,480,000 & \$1,628,000

Median sale price

Median price \$1,708,000 Property type HOUSE Suburb GLEN WAVERLEY

Period - From 09/12/2023 to 27/06/2024 Source PRICE FINDER

Comparable property sales

A* These are the three properties sold within two kilometres of the property for sale in the last six 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. 43 ANNANDALE CRES, GLEN WAVERLEY, VIC 3150	\$1,500,000	09/12/2023
2. 824 Highbury Rd, GLEN WAVERLEY, VIC 3150	\$1,515,000	21/04/2024
3. 14 Kawana Cr GLEN WAVERLEY 3150	\$1,596,000	08/06/2024

This Statement of Information was prepared on: 26/06/2024