

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

3/1 MCKELVIE 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

\$750,000

&

\$825,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$902,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Mar 2023

to

29 Feb 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

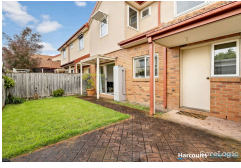
Date of sale

11/1 MCKELVIE COURT GLEN WAVERLEY VIC 3150	\$830,000	11-Nov-23
13/40 HIGHCLERE AVENUE MOUNT WAVERLEY VIC 3149	\$808,500	31-Oct-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: 28 February 2024



**11/1 MCKELVIE COURT GLEN
WAVERLEY VIC 3150**

3 2 1

Sold Price **\$830,000** Sold Date **11-Nov-23**

Distance **0.04km**



**13/40 HIGHCLERE AVENUE MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price **\$808,500** Sold Date **31-Oct-23**

Distance **1.01km**

RS = Recent sale

UN = Undisclosed Sale

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