

## 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

3/168 BLACKBURN ROAD 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$829,944

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jul 2022

to

30 Jun 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

1/14 UTAH ROAD GLEN WAVERLEY VIC 3150	\$1,111,000	11-Feb-23
2/44 SESAME STREET MOUNT WAVERLEY VIC 3149	\$1,215,000	06-Apr-23
2/12 HUXTABLE STREET MOUNT WAVERLEY VIC 3149	\$1,300,000	14-Mar-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.~~

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1/14 UTAH ROAD GLEN WAVERLEY Sold Price **\$1,111,000** Sold Date **11-Feb-23**  
VIC 3150

3 2 2

Distance **0.12km**



2/44 SESAME STREET MOUNT Sold Price **\$1,215,000** Sold Date **06-Apr-23**  
WAVERLEY VIC 3149

3 2 2

Distance **0.39km**



2/12 HUXTABLE STREET MOUNT Sold Price **\$1,300,00** Sold Date **14-Mar-23**  
WAVERLEY VIC 3149

3 2 2

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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