

## 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 CHESTER 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

\$1,350,000

&

\$1,460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,706,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Apr 2023

to

31 Mar 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

2/36 ANGUS DRIVE GLEN WAVERLEY VIC 3150	\$1,353,000	16-Mar-24
1/14 KIERS AVENUE MOUNT WAVERLEY VIC 3149	\$1,311,500	04-Nov-23
1/18 HARVIE STREET GLEN WAVERLEY VIC 3150	\$1,390,000	11-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: 18 April 2024

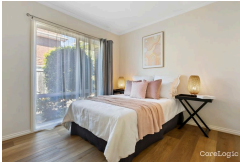


**2/36 ANGUS DRIVE GLEN  
WAVERLEY VIC 3150**

3 2 2

Sold Price <sup>RS</sup> **\$1,353,000** Sold Date **16-Mar-24**

Distance **0.45km**



**1/14 KIERS AVENUE MOUNT  
WAVERLEY VIC 3149**

3 2 -

Sold Price **\$1,311,500** Sold Date **04-Nov-23**

Distance **1.72km**



**1/18 HARVIE STREET GLEN  
WAVERLEY VIC 3150**

3 2 2

Sold Price **\$1,390,000** Sold Date **11-Nov-23**

Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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