

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 KIRKWALL 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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,727,500

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

65 DONALD ROAD WHEELERS HILL VIC 3150	\$1,265,000	14-Mar-24
660 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150	\$1,200,000	16-Mar-24

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: 03 April 2024

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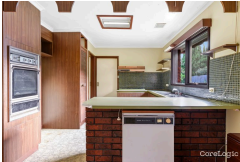


65 DONALD ROAD WHEELERS HILL VIC 3150

 4  2  2

Sold Price ^{RS} **\$1,265,000** ^{UN} Sold Date **14-Mar-24**

Distance **1.33km**



660 FERNTREE GULLY ROAD WHEELERS HILL VIC 3150

 3  2  1

Sold Price ^{RS} **\$1,200,000** Sold Date **16-Mar-24**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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