

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 MARCELLA 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,725,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Jul 2023

to

30 Jun 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

9 IVANHOE STREET GLEN WAVERLEY VIC 3150	\$1,408,000	08-Apr-24
4 GUNTHER COURT MOUNT WAVERLEY VIC 3149	\$1,350,000	01-Mar-24
29 KOONALDA AVENUE GLEN WAVERLEY VIC 3150	\$1,425,000	14-Feb-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: 10 July 2024



**9 IVANHOE STREET GLEN
WAVERLEY VIC 3150**

3 1 2

Sold Price **\$1,408,000** Sold Date **08-Apr-24**

Distance **0.65km**



**4 GUNTHER COURT MOUNT
WAVERLEY VIC 3149**

4 2 3

Sold Price **\$1,350,000** Sold Date **01-Mar-24**

Distance **0.72km**



**29 KOONALDA AVENUE GLEN
WAVERLEY VIC 3150**

4 2 4

Sold Price **\$1,425,000** Sold Date **14-Feb-24**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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