

## 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

30 KAURI GROVE 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

\$950,000

&

\$1,035,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,707,000

Property type

House

Suburb

Glen Waverley

Period-from

01 May 2023

to

30 Apr 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

1/736 WAVERLEY ROAD GLEN WAVERLEY VIC 3150	\$989,000	17-Feb-24
3/1 MCKELVIE COURT GLEN WAVERLEY VIC 3150	\$975,000	20-Apr-24
1/8 AVON COURT GLEN WAVERLEY VIC 3150	\$1,097,000	02-Dec-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: 13 May 2024



**1/736 WAVERLEY ROAD GLEN  
WAVERLEY VIC 3150**

4 2 1

Sold Price **\$989,000** Sold Date **17-Feb-24**

Distance **0.97km**



**3/1 MCKELVIE COURT GLEN  
WAVERLEY VIC 3150**

3 2 1

Sold Price <sup>RS</sup> **\$975,000** Sold Date **20-Apr-24**

Distance **0.8km**



**1/8 AVON COURT GLEN  
WAVERLEY VIC 3150**

3 2 2

Sold Price **\$1,097,000** Sold Date **02-Dec-23**

Distance **1km**

RS = Recent sale

UN = Undisclosed Sale

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