

## 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

32 CALLAGHAN AVENUE 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

\$1,390,000

&

\$1,490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,600,750

Property type

House

Suburb

Glen Waverley

Period-from

01 Nov 2022

to

31 Oct 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

1/30 DURWARD AVENUE GLEN WAVERLEY VIC 3150	\$1,430,000	24-Sep-23
1/56 MYRTLE STREET GLEN WAVERLEY VIC 3150	\$1,380,000	23-May-23
36 WINMALEE DRIVE GLEN WAVERLEY VIC 3150	\$1,401,000	10-Jun-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: 08 November 2023


**1/30 DURWARD AVENUE GLEN  
WAVERLEY VIC 3150**
 4  4  -

Sold Price <sup>RS</sup> **\$1,430,000** Sold Date **24-Sep-23**

Distance **0.58km**

**1/56 MYRTLE STREET GLEN  
WAVERLEY VIC 3150**
 4  2  2

Sold Price **\$1,380,000** Sold Date **23-May-23**

Distance **1.15km**

**36 WINMALEE DRIVE GLEN  
WAVERLEY VIC 3150**
 3  1  3

Sold Price **\$1,401,000** Sold Date **10-Jun-23**

Distance **0.37km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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