

## 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

4/100 SPRINGVALE ROAD 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Dec 2022

to

30 Nov 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

3/4 ACACIA GROVE GLEN WAVERLEY VIC 3150	\$868,000	07-Oct-23
3/6 WOLSELEY AVENUE GLEN WAVERLEY VIC 3150	\$848,000	07-Oct-23
1/9 WOLSELEY AVENUE GLEN WAVERLEY VIC 3150	\$870,000	07-Oct-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 December 2023

**3/4 ACACIA GROVE GLEN  
WAVERLEY VIC 3150**

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Sold Price

RS

**\$868,000**

Sold Date

**07-Oct-23**

Distance

**0.85km****3/6 WOLSELEY AVENUE GLEN  
WAVERLEY VIC 3150**

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Sold Price

**\$848,000**

Sold Date

**07-Oct-23**

Distance

**1.56km****1/9 WOLSELEY AVENUE GLEN  
WAVERLEY VIC 3150**

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Sold Price

**\$870,000**

Sold Date

**07-Oct-23**

Distance

**1.56km**

RS = Recent sale

UN = Undisclosed Sale

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