

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 ARIANNE ROAD 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

\$2,600,000

&

\$2,860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,706,000

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

9 YANIGIN DRIVE GLEN WAVERLEY VIC 3150	\$2,860,000	16-Mar-24
1 BRAZILIA DRIVE GLEN WAVERLEY VIC 3150	\$2,810,000	17-Feb-24
21 AURISCH AVENUE GLEN WAVERLEY VIC 3150	\$2,800,000	12-Nov-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: 10 April 2024



9 YANIGIN DRIVE GLEN WAVERLEY VIC 3150

5 3 2

Sold Price ^{RS} **\$2,860,000** Sold Date **16-Mar-24**

Distance **0.77km**



1 BRAZILIA DRIVE GLEN WAVERLEY VIC 3150

5 5 2

Sold Price **\$2,810,000** Sold Date **17-Feb-24**

Distance **0.93km**



21 AURISCH AVENUE GLEN WAVERLEY VIC 3150

6 4 2

Sold Price **\$2,800,000** Sold Date **12-Nov-23**

Distance **0.99km**

RS = Recent sale

UN = Undisclosed Sale

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