

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 ARRAN 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,690,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Jan 2023

to

31 Dec 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

57 LARCH CRESCENT MOUNT WAVERLEY VIC 3149	\$1,608,888	26-Oct-23
1 SOLWAY DRIVE GLEN WAVERLEY VIC 3150	\$1,639,988	14-Sep-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 January 2024



**57 LARCH CRESCENT MOUNT
 WAVERLEY VIC 3149**

 4  2  2

Sold Price ^{RS} **\$1,608,888** ^{UN} Sold Date **26-Oct-23**

Distance **0.71km**



**1 SOLWAY DRIVE GLEN
 WAVERLEY VIC 3150**

 4  2  2

Sold Price **\$1,639,988** Sold Date **14-Sep-23**

Distance **1.53km**

RS = Recent sale UN = Undisclosed Sale

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