

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 PAXTON DRIVE 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,727,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Mar 2023

to

29 Feb 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 RHODES DRIVE GLEN WAVERLEY VIC 3150	\$1,614,000	21-Oct-23
1 DELFIN COURT GLEN WAVERLEY VIC 3150	\$1,501,000	27-Oct-23
3 CHAPMAN BOULEVARD GLEN WAVERLEY VIC 3150	\$1,607,000	11-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: 19 March 2024

**9 RHODES DRIVE GLEN WAVERLEY VIC 3150**3  2  2 Sold Price **\$1,614,000** Sold Date **21-Oct-23**Distance **0.44km****1 DELFIN COURT GLEN WAVERLEY VIC 3150**4  2  2 Sold Price **\$1,501,000** Sold Date **27-Oct-23**Distance **0.58km****3 CHAPMAN BOULEVARD GLEN WAVERLEY VIC 3150**5  2  2 Sold Price **\$1,607,000** Sold Date **11-Nov-23**Distance **0.63km**

RS = Recent sale

UN = Undisclosed Sale

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