

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 SWAN 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

\$1,725,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Jul 2023

to

30 Jun 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

4 PARSONS AVENUE GLEN WAVERLEY VIC 3150	\$1,780,000	29-Jun-24
3 EDINBURGH AVENUE GLEN WAVERLEY VIC 3150	\$1,650,000	03-Jul-24
49 GOLDEN GROVE GLEN WAVERLEY VIC 3150	\$1,880,080	-

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: 09 July 2024



**4 PARSONS AVENUE GLEN
WAVERLEY VIC 3150**

 5  2  2

Sold Price ^{RS} **\$1,780,000** Sold Date **29-Jun-24**

Distance **0.64km**

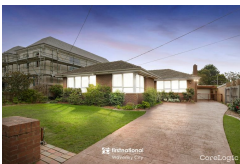


**3 EDINBURGH AVENUE GLEN
WAVERLEY VIC 3150**

 4  1  3

Sold Price ^{RS} **\$1,650,000** Sold Date **03-Jul-24**

Distance **0.37km**



**49 GOLDEN GROVE GLEN
WAVERLEY VIC 3150**

 4  2  2

Sold Price **\$1,880,080** Sold Date **-**

Distance **0.08km**

RS = Recent sale

UN = Undisclosed Sale

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