

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Address
Including suburb and
postcode 4A SPRINGVALE ROAD GLEN WAVERLEY 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 \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,240,000 Property type UNIT Suburb GLEN WAVERLEY

Period - From 1/4/2023 to 30/6/2023 Source REIV

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 six 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
1/4 CLEMANTIS STREET GLEN WAVERLEY 3150	\$1,200,000	12/8/2023
2/44 SESAME STREET MOUNT WAVERLEY 3149	\$1,215,000	6/4/2023
1/2 BRUSH GROVE GLEN WAVERLEY 3150	\$1,180,000	4/3/2023

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 six months.

This Statement of Information was prepared on: 23rd August 2023