

## 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

51 KNIGHTS DRIVE GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,400,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,701,000

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 CASTLE CLOSE GLEN WAVERLEY VIC 3150	\$1,445,000	18-Oct-23
124 KING ARTHUR DRIVE GLEN WAVERLEY VIC 3150	\$1,420,000	03-Nov-22
29 KNIGHTS DRIVE GLEN WAVERLEY VIC 3150	\$1,461,000	07-Dec-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: 05 March 2024


**9 CASTLE CLOSE GLEN  
WAVERLEY VIC 3150**
 3  1  2

 Sold Price **\$1,445,000** Sold Date **18-Oct-23**

 Distance **0.24km**

**124 KING ARTHUR DRIVE GLEN  
WAVERLEY VIC 3150**
 4  2  2

 Sold Price **\$1,420,000** Sold Date **03-Nov-22**

 Distance **0.52km**

**29 KNIGHTS DRIVE GLEN  
WAVERLEY VIC 3150**
 5  3  2

 Sold Price <sup>RS</sup> **\$1,461,000** Sold Date **07-Dec-23**

 Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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