

## 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

6/33 KAURI GROVE 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$882,000

Property type

Unit

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

2/665-667 WAVERLEY ROAD GLEN WAVERLEY VIC 3150	\$635,000	12-Aug-23
2/396 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$662,000	23-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: 19 January 2024



**2/665-667 WAVERLEY ROAD  
GLEN WAVERLEY VIC 3150**

 2  1  1

Sold Price **\$635,000** Sold Date **12-Aug-23**

Distance **0.76km**



**2/396 SPRINGVALE ROAD GLEN  
WAVERLEY VIC 3150**

 2  1  1

Sold Price <sup>RS</sup> **\$662,000** Sold Date **23-Sep-23**

Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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