

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

65 LEICESTER AVENUE 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

\$1,180,000

&

\$1,298,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,570,000

Property type

House

Suburb

Glen Waverley

Period-from

16 Jan 2023

to

16 Jul 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

33 VERMONT STREET GLEN WAVERLEY VIC 3150	\$1,203,982	08-Jun-23
17 TORROODUN STREET MOUNT WAVERLEY VIC 3149	\$1,356,000	25-Mar-23
458 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,316,000	29-Apr-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: 16 July 2023



**33 VERMONT STREET GLEN
WAVERLEY VIC 3150**

4 2 1

Sold Price

1203982

Sold Date **08-Jun-23**

Distance

1.11km



**17 TORROODUN STREET MOUNT
WAVERLEY VIC 3149**

3 1 1

Sold Price

^{RS}

1356000

Sold Date **25-Mar-23**

Distance

1.19km



**458 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price

1316000

Sold Date **29-Apr-23**

Distance

1.24km

RS = Recent sale

UN = Undisclosed Sale

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