

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

7 DINADAN 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

\$1,360,000

&

\$1,460,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,707,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Jun 2023

to

31 May 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

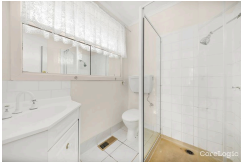
Date of sale

9 SPEAR COURT GLEN WAVERLEY VIC 3150	\$1,310,000	25-May-24
111 KING ARTHUR DRIVE GLEN WAVERLEY VIC 3150	\$1,500,000	24-Feb-24
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: 03 June 2024



9 SPEAR COURT GLEN WAVERLEY VIC 3150

Sold Price

^{RS}

\$1,310,000

Sold Date

25-May-24

4 2 2

Distance

0.15km



111 KING ARTHUR DRIVE GLEN WAVERLEY VIC 3150

Sold Price

\$1,500,000

Sold Date

24-Feb-24

3 2 2

Distance

0.63km



29 KNIGHTS DRIVE GLEN WAVERLEY VIC 3150

Sold Price

\$1,461,000

Sold Date

07-Dec-23

5 3 2

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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