

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 JAMES ROAD 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

\$2,250,000

&

\$2,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,750

Property type

House

Suburb

Glen Waverley

Period-from

01 Oct 2022

to

30 Sep 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

57 SHEPHERD ROAD GLEN WAVERLEY VIC 3150	\$2,101,000	16-Sep-23
6 MUNDARA COURT GLEN WAVERLEY VIC 3150	\$2,150,000	05-Jul-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: 24 October 2023



**57 SHEPHERD ROAD GLEN
WAVERLEY VIC 3150**

 5  2  2

Sold Price ^{RS} **\$2,101,000** Sold Date **16-Sep-23**

Distance **0.98km**



**6 MUNDARA COURT GLEN
WAVERLEY VIC 3150**

 4  2  2

Sold Price **\$2,150,000** Sold Date **05-Jul-23**

Distance **0.29km**

RS = Recent sale

UN = Undisclosed Sale

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