

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 PETTER STREET 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

\$3,900,000

&

\$4,290,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,701,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Feb 2023

to

31 Jan 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

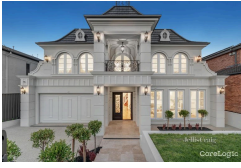
Date of sale

6 BRAZILIA DRIVE GLEN WAVERLEY VIC 3150	\$4,100,000	17-Feb-24
20 SANDAY STREET GLEN WAVERLEY VIC 3150	\$4,286,000	04-Oct-23
52 GREENWAYS ROAD GLEN WAVERLEY VIC 3150	\$4,050,000	26-Oct-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: 27 February 2024

**6 BRAZILIA DRIVE GLEN
WAVERLEY VIC 3150**

5 5 -

Sold Price ^{RS} **\$4,100,000** ^{UN} Sold Date **17-Feb-24**Distance **1.61km****20 SANDAY STREET GLEN
WAVERLEY VIC 3150**

5 4 2

Sold Price **\$4,286,000** Sold Date **04-Oct-23**Distance **1.26km****52 GREENWAYS ROAD GLEN
WAVERLEY VIC 3150**

5 5 2

Sold Price **\$4,050,000** Sold Date **26-Oct-23**Distance **0.33km**

RS = Recent sale

UN = Undisclosed Sale

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