

## 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

75 WINMALEE DRIVE 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

\$1,300,000

&

\$1,430,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,667,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Dec 2022

to

30 Nov 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

134 WATSONS ROAD GLEN WAVERLEY VIC 3150	\$1,430,000	21-Oct-23
10 MAYLANDS CRESCENT GLEN WAVERLEY VIC 3150	\$1,425,000	26-Aug-23
4 GREENWICH COURT GLEN WAVERLEY VIC 3150	\$1,355,000	16-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: 15 December 2023


**134 WATSONS ROAD GLEN  
WAVERLEY VIC 3150**
 5  2  3

 Sold Price **\$1,430,000** Sold Date **21-Oct-23**

 Distance **0.93km**

**10 MAYLANDS CRESCENT GLEN  
WAVERLEY VIC 3150**
 4  2  2

 Sold Price **\$1,425,000** Sold Date **26-Aug-23**

 Distance **1.06km**

**4 GREENWICH COURT GLEN  
WAVERLEY VIC 3150**
 4  2  2

 Sold Price <sup>RS</sup> **\$1,355,000** <sup>UN</sup> Sold Date **16-Oct-23**

 Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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