

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

8 LILIAN 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

\$2,955,000

&

\$3,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,727,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Apr 2023

to

31 Mar 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

12 AITCHISON COURT GLEN WAVERLEY VIC 3150	\$2,820,000	02-Dec-23
12 VALLEY ROAD MOUNT WAVERLEY VIC 3149	\$2,901,000	09-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: 04 April 2024



**12 AITCHISON COURT GLEN
WAVERLEY VIC 3150**

 5  4  2

Sold Price **\$2,820,000** Sold Date **02-Dec-23**

Distance **0.49km**



**12 VALLEY ROAD MOUNT
WAVERLEY VIC 3149**

 5  2  2

Sold Price ^{RS} **\$2,901,000** Sold Date **09-Dec-23**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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