

# 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 Moylan Road, 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)

Single price  or range between \$2,600,000 & \$2,800,000

### Median sale price

Median price \$1,727,500 Property type House Suburb GLEN WAVERLEY  
Period - From 18/03/2023 to 17/03/2024 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

|   | Address of comparable property          | Price       | Date of sale |
|---|---|-------------|--------------|
| 1 | 24 Myers Avenue Glen Waverley Vic 3150  | \$2,650,000 | 2024-03-16   |
| 2 | 40 Bogong Avenue Glen Waverley Vic 3150 | \$2,680,000 | 2023-10-21   |
| 3 | 13 Martin Place Glen Waverley Vic 3150  | \$2,548,000 | 2023-12-10   |

This Statement of Information was prepared on: 18/03/2024

