

# 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 5 Dion 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)

Price Range

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,508,888

Property Type

House

Suburb

Glen Waverley (3150)

Period - From

28/09/2020

to

27/09/2021

Source

REIV

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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 |
|------------------------------------------|-------------|--------------|
| 17 JORDAN GROVE, GLEN WAVERLEY VIC 3150  | \$1,560,000 | 12/08/2021   |
| 9 ROBERTS STREET, GLEN WAVERLEY VIC 3150 | \$1,520,000 | 29/06/2021   |
| 8 DION ROAD, GLEN WAVERLEY VIC 3150      | \$1,470,000 | 31/07/2021   |

This Statement of Information was prepared on: 28/09/2021