

## 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

14 NOTTINGHAM STREET GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,200,000

&

\$3,370,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,707,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Sep 2023

to

31 Aug 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

|                                             |             |           |
|---------------------------------------------|-------------|-----------|
| 765 HIGH STREET ROAD GLEN WAVERLEY VIC 3150 | \$3,088,000 | 22-Jun-24 |
| 18 KIAH STREET GLEN WAVERLEY VIC 3150       | \$3,140,000 | 24-Aug-24 |
| 21 PINDARI STREET GLEN WAVERLEY VIC 3150    | \$3,150,000 | 27-Apr-24 |

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: 18 September 2024



**765 HIGH STREET ROAD GLEN  
WAVERLEY VIC 3150**

 4  4  2

Sold Price <sup>RS</sup> **\$3,088,000** Sold Date **22-Jun-24**

Distance **0.82km**



**18 KIAH STREET GLEN WAVERLEY  
VIC 3150**

 6  6  2

Sold Price <sup>RS</sup> **\$3,140,000** <sup>UN</sup> Sold Date **24-Aug-24**

Distance **0.68km**



**21 PINDARI STREET GLEN  
WAVERLEY VIC 3150**

 4  4  2

Sold Price <sup>RS</sup> **\$3,150,000** Sold Date **27-Apr-24**

Distance **0.82km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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