

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

25 LEICESTER AVENUE 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

\$1,670,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,671,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Jan 2024

to

31 Dec 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

22 MORSHEAD AVENUE MOUNT WAVERLEY VIC 3149	\$1,853,000	16-Nov-24
28 KINNOULL GROVE GLEN WAVERLEY VIC 3150	\$2,020,000	03-Aug-24
4 FIANDER AVENUE GLEN WAVERLEY VIC 3150	\$1,775,000	19-Nov-24

OR

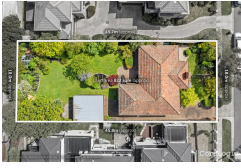
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 23 January 2025

Mark Brown

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**22 MORSHEAD AVENUE MOUNT
WAVERLEY VIC 3149**

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Sold Price ^{RS} **\$1,853,000** Sold Date **16-Nov-24**Distance **0.99km****28 KINNOULL GROVE GLEN
WAVERLEY VIC 3150**

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Sold Price **\$2,020,000** Sold Date **03-Aug-24**Distance **1.12km****4 FIANDER AVENUE GLEN
WAVERLEY VIC 3150**

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Sold Price ^{RS} **\$1,775,000** Sold Date **19-Nov-24**Distance **1.17km****RS** = Recent sale**UN** = Undisclosed Sale

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