

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

1/21-23 BOTANIC DRIVE 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

\$1,180,000

&

\$1,280,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,628,000

Property type

Other

Suburb

Glen Waverley

Period-from

01 Aug 2021

to

31 Jul 2022

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

1 KALONGA COURT GLEN WAVERLEY VIC 3150	\$1,439,000	21-May-22
1/18 DURWARD AVENUE GLEN WAVERLEY VIC 3150	\$1,210,000	29-Apr-22
1/31 REMINGTON DRIVE GLEN WAVERLEY VIC 3150	\$1,300,000	26-Mar-22

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: 24 August 2022



1 KALONGA COURT GLEN WAVERLEY VIC 3150

4 3 2

Sold Price **\$1,439,000** Sold Date **21-May-22**

Distance **0.17km**



1/18 DURWARD AVENUE GLEN WAVERLEY VIC 3150

3 2 2

Sold Price **\$1,210,000** Sold Date **29-Apr-22**

Distance **1.31km**



1/31 REMINGTON DRIVE GLEN WAVERLEY VIC 3150

4 3 1

Sold Price **\$1,300,000** Sold Date **26-Mar-22**

Distance **1.36km**



12A OLEANDER STREET GLEN WAVERLEY VIC 3150

4 3 2

Sold Price **\$1,396,000** Sold Date **12-Mar-22**

Distance **0.81km**

RS = Recent sale

UN = Undisclosed Sale

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