

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

211/353 SPRINGVALE ROAD 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

\$570,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Sep 2021

to

31 Aug 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

3/270 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$560,000	18-Aug-22
701/39 KINGSWAY GLEN WAVERLEY VIC 3150	\$570,000	27-Jul-22
913/39 KINGSWAY GLEN WAVERLEY VIC 3150	\$600,000	04-May-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: 05 September 2022



**3/270 SPRINGVALE ROAD GLEN
WAVERLEY VIC 3150**

 2  2  1

Sold Price ^{RS} **\$560,000** ^{UN} Sold Date **18-Aug-22**

Distance **0.67km**



**701/39 KINGSWAY GLEN
WAVERLEY VIC 3150**

 2  2  1

Sold Price ^{RS} **\$570,000** Sold Date **27-Jul-22**

Distance **0.84km**



**913/39 KINGSWAY GLEN
WAVERLEY VIC 3150**

 2  2  1

Sold Price **\$600,000** Sold Date **04-May-22**

Distance **0.84km**

RS = Recent sale

UN = Undisclosed Sale

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