

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

1/13-15 JORDAN GROVE 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$923,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jun 2021

to

31 May 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

3/36 MONTEREY AVENUE GLEN WAVERLEY VIC 3150	\$936,000	02-Apr-22
1/1 SUMMIT CRESCENT GLEN WAVERLEY VIC 3150	\$982,000	26-Jan-22
1/13 GLEN ROAD GLEN WAVERLEY VIC 3150	\$950,000	25-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: 21 June 2022



3/36 MONTEREY AVENUE GLEN WAVERLEY VIC 3150

3
 2
 2

Sold Price

\$936,000

Sold Date

02-Apr-22

Distance

0.78km


1/1 SUMMIT CRESCENT GLEN WAVERLEY VIC 3150

3
 1
 1

Sold Price

\$982,000

Sold Date

26-Jan-22

Distance

0.49km


1/13 GLEN ROAD GLEN WAVERLEY VIC 3150

2
 1
 1

Sold Price

^{RS} **\$950,000**

Sold Date

25-Mar-22

Distance

0.68km
RS = Recent sale

UN = Undisclosed Sale

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