

## 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

11 WYNYARD 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

\$1,550,000

&

\$1,700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,725,500

Property type

Other

Suburb

Glen Waverley

Period-from

01 Jul 2023

to

30 Jun 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

1 ARIANNE ROAD GLEN WAVERLEY VIC 3150	\$1,500,000	03-May-24
2/21-23 ANGUS DRIVE GLEN WAVERLEY VIC 3150	\$1,551,000	22-Jun-24
1/48 MOUNT STREET GLEN WAVERLEY VIC 3150	\$1,600,000	29-Mar-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: 12 July 2024