

## 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

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

\$1,321,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 May 2022

to

30 Apr 2023

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

1/24 LINCOLN AVENUE GLEN WAVERLEY VIC 3150	\$1,412,500	04-Mar-23
2/18 LINCOLN AVENUE GLEN WAVERLEY VIC 3150	\$1,270,000	24-Apr-23
1/5 ROBERTS STREET GLEN WAVERLEY VIC 3150	\$1,269,500	13-May-23

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: 22 May 2023



## 1/24 LINCOLN AVENUE GLEN WAVERLEY VIC 3150

4 3 1

Sold Price **\$1,412,500** Sold Date **04-Mar-23**

Distance **1.98km**



## 2/18 LINCOLN AVENUE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price <sup>RS</sup> **\$1,270,000** Sold Date **24-Apr-23**

Distance **1.97km**



## 1/5 ROBERTS STREET GLEN WAVERLEY VIC 3150

3 2 1

Sold Price <sup>RS</sup> **\$1,269,500** Sold Date **13-May-23**

Distance **1.46km**

RS = Recent sale

UN = Undisclosed Sale

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