

## 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

27 CAMBRIDGE DRIVE GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$3,488,888

&

\$3,788,888

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,690,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Nov 2023

to

31 Oct 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

19 WATSONS ROAD GLEN WAVERLEY VIC 3150	\$3,920,000	29-May-24
50 MOUNT STREET GLEN WAVERLEY VIC 3150	\$4,300,000	02-Oct-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: 04 November 2024

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**19 WATSONS ROAD GLEN  
WAVERLEY VIC 3150**

 5  5  2

Sold Price **\$3,920,000** Sold Date **29-May-24**

Distance **1.9km**



**50 MOUNT STREET GLEN  
WAVERLEY VIC 3150**

 5  5  2

Sold Price <sup>RS</sup> **\$4,300,000** Sold Date **02-Oct-24**

Distance **1.92km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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