

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

1/6 Matthew Street 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

\$860,000

&

\$925,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$838,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Aug 2020

to

31 Jul 2021

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

1/28 Munro Avenue Mount Waverley VIC 3149	\$873,000	27-Mar-21
2/15 Fernhill Street Glen Waverley VIC 3150	\$880,000	12-Mar-21
1/172 Lawrence Road Mount Waverley VIC 3149	\$916,000	22-May-21

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: 18 August 2021



YORKSHIRE
PROPERTY

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**1/28 Munro Avenue Mount
Waverley VIC 3149**

2 1 1

Sold Price **\$873,000** Sold Date **27-Mar-21**

Distance **0.66km**



**2/15 Fernhill Street Glen Waverley
VIC 3150**

2 1 1

Sold Price **\$880,000** Sold Date **12-Mar-21**

Distance **0.73km**



**1/172 Lawrence Road Mount
Waverley VIC 3149**

2 1 1

Sold Price ^{RS} **\$916,000** Sold Date **22-May-21**

Distance **0.98km**

RS = Recent sale

UN = Undisclosed Sale

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