

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

2 Narla Court 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,425,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Oct 2020

to

30 Sep 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

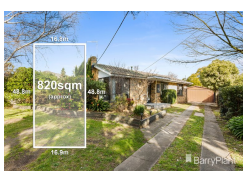
5 Narla Court Glen Waverley VIC 3150	\$1,460,000	15-Jun-21
22 Tamarisk Avenue Glen Waverley VIC 3150	\$1,570,000	24-Sep-21
18 Melaleuca Drive Glen Waverley VIC 3150	\$1,606,000	02-Oct-21

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: 09 October 2021

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	5 Narla Court Glen Waverley VIC 3150  2  3  3	Sold Price	\$1,460,000	Sold Date	15-Jun-21
				Distance	0.04km
	22 Tamarisk Avenue Glen Waverley VIC 3150  4  2  3	Sold Price	^{RS} \$1,570,000	Sold Date	24-Sep-21
				Distance	0.52km
	18 Melaleuca Drive Glen Waverley VIC 3150  3  1  2	Sold Price	^{RS} \$1,606,000	Sold Date	02-Oct-21
				Distance	0.89km

RS = Recent sale

UN = Undisclosed Sale

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