

## 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

6 BEENA COURT 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,580,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Mar 2022

to

28 Feb 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

|                                        |             |           |
|----------------------------------------|-------------|-----------|
| 5 JARRAH COURT GLEN WAVERLEY VIC 3150  | \$1,401,000 | 09-Mar-23 |
| 14 DION ROAD GLEN WAVERLEY VIC 3150    | \$1,455,000 | 04-Nov-22 |
| 59 DIOSMA DRIVE GLEN WAVERLEY VIC 3150 | \$1,371,000 | 05-Nov-22 |

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: 27 March 2023



**5 JARRAH COURT GLEN  
WAVERLEY VIC 3150**

 4  2  2

Sold Price <sup>RS</sup> **\$1,401,000** Sold Date **09-Mar-23**

Distance **1.22km**



**14 DION ROAD GLEN WAVERLEY  
VIC 3150**

 4  2  2

Sold Price **\$1,455,000** Sold Date **04-Nov-22**

Distance **1.27km**



**59 DIOSMA DRIVE GLEN  
WAVERLEY VIC 3150**

 4  2  2

Sold Price **\$1,371,000** Sold Date **05-Nov-22**

Distance **0.74km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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