

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

1/15 KENNEDY 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

\$1,390,000

&

\$1,490,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

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

1/34 PANORAMIC GROVE GLEN WAVERLEY VIC 3150	\$1,405,888	03-Aug-24
1/15 ROLLS COURT GLEN WAVERLEY VIC 3150	\$1,410,000	14-Oct-23
18B COOMLEIGH AVENUE GLEN WAVERLEY VIC 3150	\$1,506,000	27-Jul-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: 28 November 2024



1/34 PANORAMIC GROVE GLEN WAVERLEY VIC 3150

3 2 2

Sold Price **\$1,405,888** Sold Date **03-Aug-24**

Distance **0.8km**



1/15 ROLLS COURT GLEN WAVERLEY VIC 3150

3 2 2

Sold Price **\$1,410,000** Sold Date **14-Oct-23**

Distance **0.56km**



18B COOMLEIGH AVENUE GLEN WAVERLEY VIC 3150

3 2 2

Sold Price **\$1,506,000** Sold Date **27-Jul-24**

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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