

# Statement of Information

## Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb or  
locality and postcode

4/2 Pimm Court, 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)

Range between \$690,000 & \$750,000

### Median sale price

Median price \$887,500 Property Type Unit Suburb Glen Waverley

Period - From 23/11/2020 to 22/11/2021 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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	1/15 Crown St GLEN WAVERLEY 3150	\$775,000	23/10/2021
2	11/577 High Street Rd MOUNT WAVERLEY 3149	\$755,000	05/08/2021
3	1/9-11 Orchard St GLEN WAVERLEY 3150	\$700,000	15/07/2021

OR

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on:

23/11/2021 13:56