

# 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

1/38 Panoramic Grove, 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 \$950,000

&

\$1,040,000

### Median sale price

Median price \$901,000

Property Type Unit

Suburb Glen Waverley

Period - From 23/11/2022

to 22/11/2023

Source REIV

### 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 six 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	3/23 Barbara Av GLEN WAVERLEY 3150	\$1,030,000	05/07/2023
2	1/29 Glen Ct GLEN WAVERLEY 3150	\$970,000	18/11/2023
3			

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 six months.~~

This Statement of Information was prepared on:

23/11/2023 10:44



2 1 2

**Property Type:** Unit  
**Land Size:** 284 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,040,000

**Median Unit Price**  
23/11/2022 - 22/11/2023: \$901,000

## Comparable Properties



**3/23 Barbara Av GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

2 1 1

land: 223sqm (approx)

**Price:** \$1,030,000  
**Method:**  
**Date:** 05/07/2023  
**Property Type:** Unit



**1/29 Glen Ct GLEN WAVERLEY 3150 (REI)**

**Agent Comments**

2 1 1

**Price:** \$970,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** Unit  
**Land Size:** 199 sqm approx

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 six months.