## 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	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$950,000		&		\$1,040,000			
Median sale p	rice							
Median price	\$901,000	Pro	operty Type	Unit			Suburb	Glen Waverley
Period - From	23/11/2022	to	22/11/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress 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**<sup>\*</sup> 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



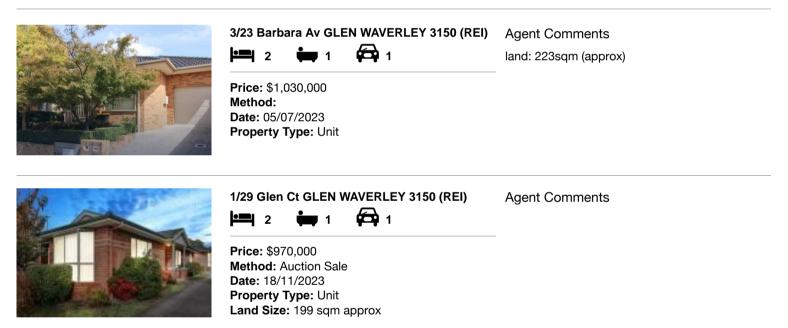
# Harcourts





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**



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.

#### Account - Harcourts Vermont South | P: 03 98861008

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