

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 710 Highbury Road, Glen Waverley VIC 3150

Indicate

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$* or range between \$1,280,000 & \$1,405,000

Median sale price

Median price \$1,690,000 Property type HOUSE Suburb GLEN WAVERLEY

Period - From 22/05/2024 to 22/11/2024 Source CORELOGIC

Comparable property sales

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
9 SPEAR COURT GLEN WAVERLEY VIC 3150	\$ 1,310,000	25/05/2024
15 KAURI GROVE GLEN WAVERLEY 3150	\$1,330,000	31/08/2024
116 WATSONS ROAD GLEN WAVERLEY VIC 3150	\$1,415,000	15/05/2024

This Statement of Information was prepared on: 22 NOVEMBER 2024