

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 2/602 Highbury Road, Glen Waverley, VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$990,000

&

\$1,050,000

Median sale price

Median price

\$838,953

Property Type

Unit

Suburb

Glen Waverley (3150)

Period - From

22/02/2022

to

22/03/2023

Source

RP Data

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
1/2 BRUSH GROVE, GLEN WAVERLEY VIC 3150	\$1,180,000	04/03/2023
1/14 UTAH ROAD, GLEN WAVERLEY VIC 3150	\$1,100,000	02/11/2023
2/14 UTAH ROAD, GLEN WAVERLEY VIC 3150	\$996,000	14/02/2023

This Statement of Information was prepared on: 06/04/2023