

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

5 SUMMIT CRESCENT GLEN WAVERLEY VIC 3150

Indicative selling price

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

Single Price

or range
between

\$2,600,000

&

\$2,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,690,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

26 AVENDON BOULEVARD GLEN WAVERLEY VIC 3150	\$2,722,500	13-Jul-24
43 AVENDON BOULEVARD GLEN WAVERLEY VIC 3150	\$2,745,500	05-Oct-24

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 6 months.

This Statement of Information was prepared on: 10 October 2024

**26 AVENDON BOULEVARD GLEN
WAVERLEY VIC 3150**

4 2 2

Sold Price ^{RS} **\$2,722,500** Sold Date **13-Jul-24**Distance **1.94km****43 AVENDON BOULEVARD GLEN
WAVERLEY VIC 3150**

4 2 2

Sold Price ^{RS} **\$2,745,500** Sold Date **05-Oct-24**Distance **1.86km**

RS = Recent sale

UN = Undisclosed Sale

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