

## 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

1/4 HAMMENCE STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2023

to

31 Oct 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

2/56 CAMELOT DRIVE GLEN WAVERLEY VIC 3150	\$1,461,500	18-May-24
2/48 DANIEN STREET GLEN WAVERLEY VIC 3150	\$1,365,500	03-Aug-24
8C MARTIN PLACE GLEN WAVERLEY VIC 3150	\$1,352,000	24-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: 14 November 2024



**2/56 CAMELOT DRIVE GLEN  
WAVERLEY VIC 3150**

4 4 2

Sold Price **\$1,461,500** Sold Date **18-May-24**

Distance **1.09km**



**2/48 DANIEN STREET GLEN  
WAVERLEY VIC 3150**

3 2 2

Sold Price **\$1,365,500** Sold Date **03-Aug-24**

Distance **0.79km**



**8C MARTIN PLACE GLEN  
WAVERLEY VIC 3150**

4 2 1

Sold Price <sup>RS</sup> **\$1,352,000** Sold Date **24-Oct-24**

Distance **0.74km**

RS = Recent sale

UN = Undisclosed Sale

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