

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

7 DUNSCOMBE AVENUE 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

\$3,100,000

&

\$3,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,631,000

Property type

Houses

Suburb

Glen Waverley

Period-from

01 Nov 2021

to

31 Oct 2022

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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

25 BELMONT ROAD GLEN WAVERLEY VIC 3150	3339000	01-Oct-22
45 ORCHARD STREET GLEN WAVERLEY VIC 3150	3400000	11-Jun-22
54 PEPPERELL AVENUE GLEN WAVERLEY VIC 3150	3250000	07-Jul-22

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

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**25 BELMONT ROAD GLEN
WAVERLEY VIC 3150**

 5  5  2

Sold Price

^{RS} **3339000**

Sold Date

01-Oct-22

Distance

1.69km



**45 ORCHARD STREET GLEN
WAVERLEY VIC 3150**

 5  5  2

Sold Price

^{RS} **3400000** ^{UN}

Sold Date

11-Jun-22

Distance

1.11km



**54 PEPPERELL AVENUE GLEN
WAVERLEY VIC 3150**

 5  5  -

Sold Price

3250000

Sold Date

07-Jul-22

Distance

0.45km

RS = Recent sale

UN = Undisclosed Sale

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