

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

7 MARTIN PLACE 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

\$1,900,000

&

\$2,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Mar 2021

to

28 Feb 2022

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

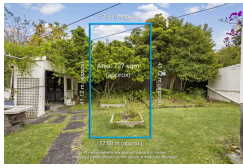
Date of sale

7 ANGUS DRIVE GLEN WAVERLEY VIC 3150	\$2,145,000	27-Nov-21
10 ANGUS DRIVE GLEN WAVERLEY VIC 3150	\$1,940,000	19-Feb-22
9 LANDRIDGE STREET GLEN WAVERLEY VIC 3150	\$2,001,000	16-Oct-21

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: 22 March 2022



7 ANGUS DRIVE GLEN WAVERLEY VIC 3150

Sold Price

RS

\$2,145,000

UN

Sold Date

27-Nov-21

3

2

2

Distance

0.13km



10 ANGUS DRIVE GLEN WAVERLEY VIC 3150

Sold Price

RS

\$1,940,000

Sold Date

19-Feb-22

5

2

2

Distance

0.17km



9 LANDRIDGE STREET GLEN WAVERLEY VIC 3150

Sold Price

RS

\$2,001,000

Sold Date

16-Oct-21

3

1

3

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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