

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

9/143-149 COLEMAN PARADE 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

\$850,000

&

\$895,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Dec 2023

to

30 Nov 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

1/38 PANORAMIC GROVE GLEN WAVERLEY VIC 3150	\$995,000	12-Dec-23
1/107 BOGONG AVENUE GLEN WAVERLEY VIC 3150	\$815,000	25-Aug-24
1/2 CHARLOTTE STREET GLEN WAVERLEY VIC 3150	\$1,045,000	28-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: 03 December 2024



**1/38 PANORAMIC GROVE GLEN
WAVERLEY VIC 3150**

 2  1  2

Sold Price **\$995,000** Sold Date **12-Dec-23**

Distance **0.87km**



**1/107 BOGONG AVENUE GLEN
WAVERLEY VIC 3150**

 2  1  1

Sold Price ^{RS} **\$815,000** Sold Date **25-Aug-24**

Distance **0.78km**



**1/2 CHARLOTTE STREET GLEN
WAVERLEY VIC 3150**

 2  1  1

Sold Price ^{RS} **\$1,045,000** ^{UN} Sold Date **28-Oct-24**

Distance **0.58km**

RS = Recent sale UN = Undisclosed Sale

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