

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

3/4 Short Street 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

\$820,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2020

to

31 Oct 2021

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

2/19 Juniper Avenue Glen Waverley VIC 3150	\$890,000	08-May-21
2/6 Wolseley Avenue Glen Waverley VIC 3150	\$840,000	12-Aug-21
2/19 Janice Road Glen Waverley VIC 3150	\$855,000	29-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: 10 November 2021



2/19 Juniper Avenue Glen Waverley VIC 3150 Sold Price **\$890,000** Sold Date **08-May-21**

2 1 1

Distance **0.69km**



2/6 Wolseley Avenue Glen Waverley VIC 3150 Sold Price **\$840,000** Sold Date **12-Aug-21**

2 1 2

Distance **1.37km**



2/19 Janice Road Glen Waverley VIC 3150 Sold Price ^{RS} **\$855,000** Sold Date **29-Oct-21**

2 1 1

Distance **1.58km**

RS = Recent sale **UN** = Undisclosed Sale

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