

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

24 Botanic Drive 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

\$1,595,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,255,594

Property type

House

Suburb

Glen Waverley

Period-from

01 Feb 2019

to

31 Jan 2020

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

53 The Outlook Glen Waverley VIC 3150	\$1,630,000	14-Dec-19
10 Arianne Road Glen Waverley VIC 3150	\$1,605,000	30-Nov-19
31 Botanic Drive Glen Waverley VIC 3150	\$1,741,888	27-Oct-19

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: 28 February 2020



53 The Outlook Glen Waverley VIC 3150

Sold Price

^{RS} **\$1,630,000**

Sold Date

14-Dec-19



4



1



1

Distance

0.92km



10 Arianne Road Glen Waverley VIC 3150

Sold Price

^{RS} **\$1,605,000** ^{UN}

Sold Date

30-Nov-19



4



2



2

Distance

1.97km



31 Botanic Drive Glen Waverley VIC 3150

Sold Price

\$1,741,888

Sold Date

27-Oct-19



4



2



2

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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