

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

3/22 Fraser 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

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$846,500

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

1/46 Lincoln Avenue Glen Waverley VIC 3150	\$1,080,000	18-Aug-21
1/27 McKenna Road Glen Waverley VIC 3150	\$1,000,000	08-Sep-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: 29 November 2021



1/46 Lincoln Avenue Glen Waverley VIC 3150

Sold Price

\$1,080,000

Sold Date

18-Aug-21

 3  2  1

Distance

0.82km



1/27 McKenna Road Glen Waverley VIC 3150

Sold Price

\$1,000,000

Sold Date

08-Sep-21

 4  2  2

Distance

1.42km

RS = Recent sale

UN = Undisclosed Sale

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