

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

1/16 HAMMENCE 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

\$1,320,000

&

\$1,452,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$880,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Apr 2021

to

31 Mar 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

2/27 DUNSCOMBE AVENUE GLEN WAVERLEY VIC 3150	\$1,465,000	12-Feb-22
4/16 ORCHARD STREET GLEN WAVERLEY VIC 3150	\$1,401,000	11-Dec-21
7A TAMBO COURT GLEN WAVERLEY VIC 3150	\$1,351,151	21-Nov-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: 14 April 2022



**2/27 DUNSCOMBE AVENUE GLEN
WAVERLEY VIC 3150**

5 3 2

Sold Price ^{RS} **\$1,465,000** Sold Date **12-Feb-22**

Distance **1.86km**



**4/16 ORCHARD STREET GLEN
WAVERLEY VIC 3150**

4 3 2

Sold Price **\$1,401,000** Sold Date **11-Dec-21**

Distance **1.5km**



**7A TAMBO COURT GLEN
WAVERLEY VIC 3150**

4 3 2

Sold Price **\$1,351,151** Sold Date **21-Nov-21**

Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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