

## 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 ATHELDENE DRIVE GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,500,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,632,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Dec 2021

to

30 Nov 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

5 LEAMINGTON CRESCENT GLEN WAVERLEY VIC 3150	\$1,605,000	15-Oct-22
1 STAYNER COURT GLEN WAVERLEY VIC 3150	\$1,500,000	27-Aug-22
41 APPLETREE DRIVE GLEN WAVERLEY VIC 3150	\$1,553,000	17-Sep-22

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: 13 December 2022



## 5 LEAMINGTON CRESCENT GLEN WAVERLEY VIC 3150

4 2 2

Sold Price <sup>RS</sup> **\$1,605,000** Sold Date **15-Oct-22**

Distance **0.29km**



## 1 STAYNER COURT GLEN WAVERLEY VIC 3150

3 2 2

Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **27-Aug-22**

Distance **0.11km**



## 41 APPLETREE DRIVE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price <sup>RS</sup> **\$1,553,000** Sold Date **17-Sep-22**

Distance **0.53km**



## 10 ASTON HEATH GLEN WAVERLEY VIC 3150

4 2 2

Sold Price <sup>RS</sup> **\$1,605,000** <sup>UN</sup> Sold Date **20-Oct-22**

Distance **0.38km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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