

## 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 INGRAM AVENUE 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

\$1,800,000

&

\$1,980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,690,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Jan 2023

to

31 Dec 2023

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

7 VIEWPOINT AVENUE GLEN WAVERLEY VIC 3150	\$1,900,000	01-Sep-23
61 TOWNSEND STREET GLEN WAVERLEY VIC 3150	\$1,980,000	16-Sep-23
34 GREENWAYS ROAD GLEN WAVERLEY VIC 3150	\$1,860,000	15-Jul-23

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: 11 January 2024



**7 VIEWPOINT AVENUE GLEN  
WAVERLEY VIC 3150**

 3  2  2

Sold Price <sup>RS</sup> **\$1,900,000** Sold Date **01-Sep-23**

Distance **0.66km**



**61 TOWNSEND STREET GLEN  
WAVERLEY VIC 3150**

 4  2  2

Sold Price **\$1,980,000** Sold Date **16-Sep-23**

Distance **0.98km**



**34 GREENWAYS ROAD GLEN  
WAVERLEY VIC 3150**

 4  2  2

Sold Price **\$1,860,000** Sold Date **15-Jul-23**

Distance **1.15km**

RS = Recent sale      UN = Undisclosed Sale

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