

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

10 AUTUMN COURT 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

\$2,300,000

&

\$2,530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,690,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Oct 2023

to

30 Sep 2024

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

4 SANDAY STREET GLEN WAVERLEY VIC 3150	2353000	14-Sep-24
39 BRAZILIA DRIVE GLEN WAVERLEY VIC 3150	2320000	26-Sep-24
67 NOTTINGHAM STREET GLEN WAVERLEY VIC 3150	2508888	14-Jun-24

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: 10 October 2024



4 SANDAY STREET GLEN
WAVERLEY VIC 3150

5

3

2

Sold Price

^{RS}2353000

Sold Date

14-Sep-24

Distance

-



39 BRAZILIA DRIVE GLEN
WAVERLEY VIC 3150

4

3

2

Sold Price

^{RS}2320000^{UN}

Sold Date

26-Sep-24

Distance

1.91km



67 NOTTINGHAM STREET GLEN
WAVERLEY VIC 3150

4

2

2

Sold Price

2508888

Sold Date

14-Jun-24

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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