

## 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

11 Petter Street 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

\$2,300,000

&

\$2,500,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Glen Waverley

Period-from

01 May 2020

to

30 Apr 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

|  |             |           |
|--|-------------|-----------|
| 14 Charlotte Street Glen Waverley VIC 3150 | \$2,500,000 | 17-Apr-21 |
| 23 Myrtle Street Glen Waverley VIC 3150    | \$2,351,000 | 01-May-21 |
| 20 Marriott Parade Glen Waverley VIC 3150  | \$2,300,000 | 10-Apr-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: 10 May 2021



## 14 Charlotte Street Glen Waverley VIC 3150

3 1 2

Sold Price

<sup>RS</sup> \$2,500,000

Sold Date

17-Apr-21

Distance

1km



## 23 Myrtle Street Glen Waverley VIC 3150

3 1 1

Sold Price

<sup>RS</sup> \$2,351,000

Sold Date

01-May-21

Distance

0.12km



## 20 Marriott Parade Glen Waverley VIC 3150

4 2 4

Sold Price

<sup>RS</sup> \$2,300,000

Sold Date

10-Apr-21

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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