

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

21 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

\$1,800,000

&

\$1,980,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,425,150

Property type

House

Suburb

Glen Waverley

Period-from

01 Jan 2021

to

31 Dec 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

44 KINNOULL GROVE GLEN WAVERLEY VIC 3150	\$1,850,000	24-Oct-21
21 FLORENCE STREET GLEN WAVERLEY VIC 3150	\$2,038,000	18-Oct-21
18 FLORENCE STREET GLEN WAVERLEY VIC 3150	\$1,891,000	17-Dec-21

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 24 January 2022



44 KINNOULL GROVE GLEN  
WAVERLEY VIC 3150

 3  1  2

Sold Price <sup>RS</sup> **\$1,850,000** Sold Date **24-Oct-21**

Distance **0.4km**



21 FLORENCE STREET GLEN  
WAVERLEY VIC 3150

 3  1  2

Sold Price **\$2,038,000** Sold Date **18-Oct-21**

Distance **0.17km**



18 FLORENCE STREET GLEN  
WAVERLEY VIC 3150

 4  2  2

Sold Price <sup>RS</sup> **\$1,891,000** <sup>UN</sup> Sold Date **17-Dec-21**

Distance **0.16km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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