

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

9 MANNERING DRIVE 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

\$2,100,000

&

\$2,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,750

Property type

House

Suburb

Glen Waverley

Period-from

01 Sep 2022

to

31 Aug 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

3 CALGARY COURT GLEN WAVERLEY VIC 3150	\$2,200,000	31-Aug-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: 22 September 2023

**3 CALGARY COURT GLEN
WAVERLEY VIC 3150** 6  2  -Sold Price ^{RS} **\$2,200,000** Sold Date **31-Aug-23**Distance **1.9km****RS** = Recent sale**UN** = Undisclosed Sale

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