

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

8 Boyanna Road 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Feb 2021

to

31 Jan 2022

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

55 Townsend Street Glen Waverley VIC 3150	\$1,645,000	27-Sep-21
23 Boyanna Road Glen Waverley VIC 3150	\$1,644,000	19-Dec-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: 02 February 2022



**55 Townsend Street Glen Waverley
VIC 3150**

3 2 2

Sold Price

\$1,645,000

Sold Date

27-Sep-21

Distance

0.7km



**23 Boyanna Road Glen Waverley
VIC 3150**

3 1 -

Sold Price

^{RS} **\$1,644,000**

Sold Date

19-Dec-21

Distance

0.16km

RS = Recent sale

UN = Undisclosed Sale

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