

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

5 Kirstina 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

\$1,300,000

&

\$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,407,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Aug 2020

to

31 Jul 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

32 Caithness Crescent Glen Waverley VIC 3150	\$1,300,000	14-Feb-21
4 Loch Court Glen Waverley VIC 3150	\$1,400,000	25-Mar-21
9 Monterey Avenue Glen Waverley VIC 3150	\$1,451,000	26-Jun-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: 23 August 2021



32 Caithness Crescent Glen Waverley VIC 3150

3 2 2

Sold Price **\$1,300,000** Sold Date **14-Feb-21**

Distance **1.31km**



4 Loch Court Glen Waverley VIC 3150

4 2 3

Sold Price **\$1,400,000** Sold Date **25-Mar-21**

Distance **1.45km**

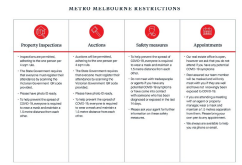


9 Monterey Avenue Glen Waverley VIC 3150

3 1 -

Sold Price ^{RS} **\$1,451,000** Sold Date **26-Jun-21**

Distance **0.79km**

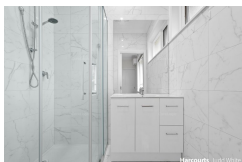


9 Roberts Street Glen Waverley VIC 3150

4 1 1

Sold Price ^{RS} **\$1,520,000** Sold Date **29-Jun-21**

Distance **0.1km**



8 Dion Road Glen Waverley VIC 3150

4 2 2

Sold Price ^{RS} **\$1,470,000** ^{UN} Sold Date **31-Jul-21**

Distance **0.35km**



21 Ralton Avenue Glen Waverley VIC 3150

4 1 2

Sold Price **\$1,510,000** Sold Date **13-Mar-21**

Distance **0.51km**

RS = Recent sale

UN = Undisclosed Sale

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2 Tobias Avenue Glen Waverley VIC 3150 Sold Price **\$1,807,000** Sold Date **17-Apr-21**

3 1 2

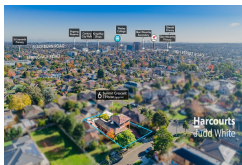
Distance **0.53km**



25 Owens Avenue Glen Waverley VIC 3150 Sold Price ^{RS} **\$1,465,000** Sold Date **03-Jul-21**

3 2 2

Distance **0.59km**



6 Summit Crescent Glen Waverley VIC 3150 Sold Price ^{RS} **\$1,508,888** ^{UN} Sold Date **05-Jun-21**

4 2 2

Distance **0.74km**



2 Durward Avenue Glen Waverley VIC 3150 Sold Price **\$1,665,000** Sold Date **25-May-21**

3 1 2

Distance **1.18km**

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

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