

## 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

309/353 SPRINGVALE ROAD 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

\$490,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$847,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Mar 2022

to

28 Feb 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

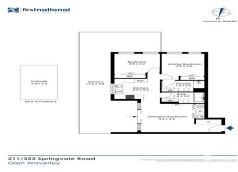



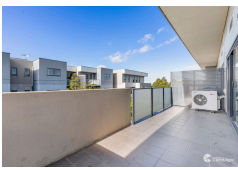







Date of sale

211/353 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	\$507,000	21-Dec-22
304/1 FRANK STREET GLEN WAVERLEY VIC 3150	\$480,000	18-Oct-22
11/2-4 BLAIR ROAD GLEN WAVERLEY VIC 3150	\$537,500	22-Dec-22

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 March 2023

	<b>211/353 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150</b>	Sold Price	<b>\$507,000</b>	Sold Date	<b>21-Dec-22</b>
 2  2  1	Distance	<b>0km</b>			
	<b>304/1 FRANK STREET GLEN WAVERLEY VIC 3150</b>	Sold Price	<b>\$480,000</b>	Sold Date	<b>18-Oct-22</b>
 2  1  1	Distance	<b>0.04km</b>			
	<b>11/2-4 BLAIR ROAD GLEN WAVERLEY VIC 3150</b>	Sold Price	<b>\$537,500</b>	Sold Date	<b>22-Dec-22</b>
 2  1  1	Distance	<b>1.41km</b>			

RS = Recent sale

UN = Undisclosed Sale

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