

## 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

22 SOUTHDOWN AVENUE 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

\$2,100,000

&

\$2,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,607,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Feb 2022

to

31 Jan 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

32 THE OUTLOOK GLEN WAVERLEY VIC 3150	\$2,026,000	28-Nov-22
3 YANIGIN DRIVE GLEN WAVERLEY VIC 3150	\$1,720,000	25-Oct-22
121 COLEMAN PARADE GLEN WAVERLEY VIC 3150	\$1,850,000	12-Nov-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: 03 February 2023