

## 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

1/19 MYRTLE STREET 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

\$1,350,000

&

\$1,450,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$915,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Feb 2024

to

31 Jan 2025

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

1/44 MOUNT STREET GLEN WAVERLEY VIC 3150	\$1,350,000	11-Sep-24
1/15 KENNEDY STREET GLEN WAVERLEY VIC 3150	\$1,450,880	06-Jan-25

OR

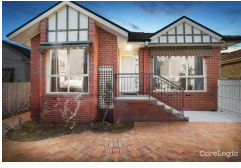
**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 12 February 2025

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**1/44 MOUNT STREET GLEN  
WAVERLEY VIC 3150**

3 2 2

Sold Price <sup>RS</sup> **\$1,350,000** Sold Date **11-Sep-24**Distance **0.66km****1/15 KENNEDY STREET GLEN  
WAVERLEY VIC 3150**

3 2 2

Sold Price <sup>RS</sup> **\$1,450,880** Sold Date **06-Jan-25**Distance **1.09km****RS** = Recent sale**UN** = Undisclosed Sale

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