

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

34 KAURI GROVE 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

\$1,250,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,680,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Nov 2023

to

31 Oct 2024

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

24 ELMWOOD CRESCENT GLEN WAVERLEY VIC 3150	1380000	27-Jul-24
38 KAURI GROVE GLEN WAVERLEY VIC 3150	1200000	10-Oct-24
40 KAURI GROVE GLEN WAVERLEY VIC 3150	1260000	06-Oct-24

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: 18 November 2024



24 ELMWOOD CRESCENT GLEN WAVERLEY VIC 3150

4
 2
 2

Sold Price

1380000

Sold Date

27-Jul-24

Distance

0.52km


38 KAURI GROVE GLEN WAVERLEY VIC 3150

3
 2
 -

Sold Price

1200000

Sold Date

10-Oct-24

Distance

-


40 KAURI GROVE GLEN WAVERLEY VIC 3150

7
 4
 1

Sold Price

^{RS} **1260000**

Sold Date

06-Oct-24

Distance

-
RS = Recent sale

UN = Undisclosed Sale

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