

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

<b>Address</b> Including suburb and postcode	572 Waverley Road Glen Waverley, 3150
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting).

Range between	\$1,500,000 & \$1,650,000
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### Median sale price

Median price	\$1,570,000	Property Type	HOUSE	Suburb	GLEN WAVERLEY
Period - From	01-Aug-2022	to	31-Jul-2023	Source	Corelogic

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	10 LILIAN STREET GLEN WAVERLEY VIC 3150	\$1,750,671	23-Mar-2023
2	1 CHIARA COURT GLEN WAVERLEY VIC 3150	\$1,639,999	11-Mar-2023
3	515 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,641,000	10-Jun-2023

This statement of information was prepared on 30-Aug-2023 at 11:52:56 AM EST