

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

### Property offered for sale

Address  
Including suburb and  
postcode

4A SPRINGVALE ROAD GLEN WAVERLEY 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$990,000 & \$1,089,000

### Median sale price

Median price \$1,240,000 Property type UNIT Suburb GLEN WAVERLEY

Period - From 1/4/2023 to 30/6/2023 Source REIV

### 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 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
131 SPRINGVALE ROAD GLEN WAVERLEY 3150	\$1,115,000	1/07/2023
2/13 THE RIDGE GLEN WAVERLEY 3150	\$1,090,000	12/8/2023
2/14 UTAH ROAD GLEN WAVERLEY 3150	\$996,000	25/3/2023

This Statement of Information was prepared on: 20<sup>th</sup> September 2023