

## 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

41 HAMPSHIRE ROAD GLEN WAVERLEY VIC 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,725,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Jul 2023

to

30 Jun 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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 43 HAMPSHIRE ROAD GLEN WAVERLEY VIC 3150   | \$1,300,000 | 06-May-24 |
| 11 WESTERFIELD DRIVE NOTTING HILL VIC 3168 | \$1,260,000 | 24-Feb-24 |
| 21 BALLARA AVENUE GLEN WAVERLEY VIC 3150   | \$1,240,000 | 03-Apr-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: 19 July 2024



**43 HAMPSHIRE ROAD GLEN  
WAVERLEY VIC 3150**

Sold Price **\$1,300,000** Sold Date **06-May-24**

 -  -  -

Distance **0.02km**



**11 WESTERFIELD DRIVE NOTTING  
HILL VIC 3168**

Sold Price **\$1,260,000** Sold Date **24-Feb-24**

 4  2  1

Distance **0.46km**



**21 BALLARA AVENUE GLEN  
WAVERLEY VIC 3150**

Sold Price **\$1,240,000** Sold Date **03-Apr-24**

 3  2  2

Distance **0.71km**

RS = Recent sale

UN = Undisclosed Sale

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