

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

1/35 Dunscombe Avenue, Glen Waverley, VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,130,000

&

\$1,240,000

Median sale price

Median price

\$ 1,690,500

Property type

House

Suburb

GLEN WAVERLEY

Period - From

24/04/2024

to

23/10/2024

Source

core_logic

Comparable property sales

These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	2/35 Dunscombe Avenue Glen Waverley Vic 3150	\$1,195,000	2024-08-17
2	3/2 Myers Avenue Glen Waverley Vic 3150	\$1,188,000	2024-08-24
3	5/10 Chivers Avenue Glen Waverley Vic 3150	\$1,150,000	2024-07-14

This Statement of Information was prepared on:

24/10/2024