

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 Rowland Court 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

or range
between

\$1,430,000

&

\$1,575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,320,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Sep 2019

to

31 Aug 2020

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

1 Sagan Court Glen Waverley VIC 3150	\$1,501,111	26-Mar-20
8 Milliara Street Mount Waverley VIC 3149	\$1,448,000	22-Jun-20
60 Pepperell Avenue Glen Waverley VIC 3150	\$1,570,000	21-Mar-20

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: 16 September 2020



1 Sagan Court Glen Waverley VIC 3150

Sold Price

\$1,501,111

Sold Date **26-Mar-20**

3 1 5

Distance **0.54km**



8 Milliara Street Mount Waverley VIC 3149

Sold Price

\$1,448,000

Sold Date **22-Jun-20**

3 1 2

Distance **0.83km**



60 Pepperell Avenue Glen Waverley VIC 3150

Sold Price

^{RS} **\$1,570,000**

Sold Date **21-Mar-20**

3 1 2

Distance **1.61km**

RS = Recent sale

UN = Undisclosed Sale

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