

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

4/7-9 GLENMORE GROVE MOUNT WAVERLEY VIC 3149

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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,022,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/21 HERBERT STREET MOUNT WAVERLEY VIC 3149	\$768,000	24-Mar-23

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.

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**2/21 HERBERT STREET MOUNT
WAVERLEY VIC 3149**

 2  1  1

Sold Price

^{RS} **\$768,000** Sold Date **24-Mar-23**

Distance **1.27km**

RS = Recent sale **UN** = Undisclosed Sale

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