

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

2/20 MELALEUCA DRIVE 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

\$980,000

&

\$1,048,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$876,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Dec 2023

to

30 Nov 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

2/3 MELALEUCA DRIVE GLEN WAVERLEY VIC 3150	\$1,100,000	23-Nov-24
2/22 MELALEUCA DRIVE GLEN WAVERLEY VIC 3150	\$1,025,000	29-Jun-24
2/4 DURWARD AVENUE GLEN WAVERLEY VIC 3150	\$925,000	23-Oct-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: 11 December 2024



**2/3 MELALEUCA DRIVE GLEN
WAVERLEY VIC 3150**

 3  2  1

Sold Price ^{RS} **\$1,100,000** Sold Date **23-Nov-24**

Distance **0.16km**



**2/22 MELALEUCA DRIVE GLEN
WAVERLEY VIC 3150**

 3  2  2

Sold Price **\$1,025,000** Sold Date **29-Jun-24**

Distance **0.02km**



**2/4 DURWARD AVENUE GLEN
WAVERLEY VIC 3150**

 3  2  1

Sold Price ^{RS} **\$925,000** Sold Date **23-Oct-24**

Distance **0.57km**

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

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