

## 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

3/45 CYPRESS AVENUE 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$900,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Sep 2021

to

31 Aug 2022

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

7/2 ARGYLE COURT GLEN WAVERLEY VIC 3150	\$900,000	03-Sep-22
3/47 NOTTINGHAM STREET GLEN WAVERLEY VIC 3150	\$1,280,000	28-Jul-22
8B WALTER STREET GLEN WAVERLEY VIC 3150	\$1,268,000	01-Apr-22

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: 14 September 2022

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## 7/2 ARGYLE COURT GLEN WAVERLEY VIC 3150

4 3 2

Sold Price <sup>RS</sup> **\$900,000** <sup>UN</sup> Sold Date **03-Sep-22**

Distance **1.08km**



## 3/47 NOTTINGHAM STREET GLEN WAVERLEY VIC 3150

4 2 2

Sold Price <sup>RS</sup> **\$1,280,000** Sold Date **28-Jul-22**

Distance **0.52km**



## 8B WALTER STREET GLEN WAVERLEY VIC 3150

4 3 2

Sold Price <sup>RS</sup> **\$1,268,000** Sold Date **01-Apr-22**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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