

## 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

1/9 CHIVERS 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

\$850,000

&

\$900,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Dec 2022

to

30 Nov 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

1/96 LEMONT AVENUE MOUNT WAVERLEY VIC 3149	\$905,000	15-Nov-23
1/12 FRASER STREET GLEN WAVERLEY VIC 3150	\$905,000	01-Sep-23
8/43-47 AVONHURST DRIVE GLEN WAVERLEY VIC 3150	\$828,000	06-Jul-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.

This Statement of Information was prepared on: 11 December 2023

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**1/96 LEMONT AVENUE MOUNT  
WAVERLEY VIC 3149**
 3    1    1

Sold Price

<sup>RS</sup> **\$905,000**   Sold Date   **15-Nov-23**

 Distance   **0.66km**

**1/12 FRASER STREET GLEN  
WAVERLEY VIC 3150**
 -    1    2

Sold Price

**\$905,000**   Sold Date   **01-Sep-23**

 Distance   **0.83km**

**8/43-47 AVONHURST DRIVE GLEN  
WAVERLEY VIC 3150**
 3    1    1

Sold Price

**\$828,000**   Sold Date   **06-Jul-23**

 Distance   **0.51km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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