

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 Foxley Street 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

\$1,150,000

&

\$1,265,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,220,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Feb 2019

to

31 Jan 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

| | | |
|--|-------------|-----------|
| 27 Grantley Drive Glen Waverley VIC 3150 | \$1,180,000 | 14-Oct-19 |
| 6 Foxley Street Glen Waverley VIC 3150 | \$1,260,500 | 16-Oct-19 |
| 12 Browning Drive Glen Waverley VIC 3150 | \$1,210,000 | 05-Oct-19 |

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 February 2020



27 Grantley Drive Glen Waverley VIC 3150

Sold Price

\$1,180,000

Sold Date

14-Oct-19

 3  1  1

Distance

0.08km



6 Foxley Street Glen Waverley VIC 3150

Sold Price

\$1,260,500

Sold Date

16-Oct-19

 4  2  2

Distance

0.1km



12 Browning Drive Glen Waverley VIC 3150

Sold Price

\$1,210,000

Sold Date

05-Oct-19

 4  2  1

Distance

0.47km

RS = Recent sale

UN = Undisclosed Sale

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