

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address

Including suburb and postcode

3/25 York Street Glen Waverley, 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting.

Range between \$1,100,000.00 & \$1,200,000.00

Median sale price

Median price NOT PROVIDED Property Type NOT PROVIDED Suburb GLEN WAVERLEY

Period - From 26-Jun-2020 to 25-Jun-2021 Source realestate.com.au

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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	2/9 Hammence Street, Glen Waverley, Vic 3150	\$1,301,000.00	24-May-2021
2	2/29 Panoramic Grove, Glen Waverley, Vic 3150	\$1,421,000.00	10-Jul-2021
3	39A Wilson Road, Glen Waverley, Vic 3150	\$1,330,000.00	10-Jul-2021

This statement of information was prepared on 18-Jan-2022 at 7:20:07 PM EST