

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

4 CROWS LANE 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

\$1,650,000

&

\$1,815,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,608,750

Property type

House

Suburb

Glen Waverley

Period-from

01 May 2021

to

30 Apr 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

1 FOXLEY STREET GLEN WAVERLEY VIC 3150	\$1,675,000	27-Nov-21
702 Highbury Road GLEN WAVERLEY VIC 3150	\$1,663,000	20-Nov-21
5 RAVENSWOOD COURT GLEN WAVERLEY VIC 3150	\$1,815,000	27-Nov-21

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: 16 May 2022