

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

8 HENDERSON COURT 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

\$2,000,000

&

\$2,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,671,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Feb 2024

to

31 Jan 2025

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

759 HIGH STREET ROAD GLEN WAVERLEY VIC 3150	1995000	20-Oct-24
17 COOMLEIGH AVENUE GLEN WAVERLEY VIC 3150	1851000	14-Sep-24
16 LINDWALL STREET GLEN WAVERLEY VIC 3150	1980000	15-Nov-24

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: 04 February 2025



759 HIGH STREET ROAD GLEN
WAVERLEY VIC 3150

4

1

2

Sold Price

^{RS}1995000

Sold Date

20-Oct-24

Distance

-



17 COOMLEIGH AVENUE GLEN
WAVERLEY VIC 3150

4

1

2

Sold Price

1851000

Sold Date

14-Sep-24

Distance

0.62km



16 LINDWALL STREET GLEN
WAVERLEY VIC 3150

4

2

2

Sold Price

^{RS}1980000

Sold Date

15-Nov-24

Distance

-

RS = Recent sale

UN = Undisclosed Sale

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