



Statement of Information

Section 47AF of the Estate Agents Act 1980

1 /2 Brush Grove Glen Waverley VIC 3150

Indicative selling price

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

\$1,100,000 - \$1,200,000

Median sale price

\$865,000

Median **Unit** price for Glen Waverley from **Corelogic** from the 01/02/2022 – 31/01/2023.

Comparable Property Sales

****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 six months.**

7/60-20 Crowns Lane Glen Waverley VIC 3150	\$1,156,000	Sold 17 th of December 2022
2/14 Ingram Avenue Glen Waverley VIC 3150	\$1,201,000	Sold 26 th of November 2022
3/170 Springvale Road Glen Waverley VIC 3150	\$1,122,500	Sold 17 th of September 2022

Unit



3 Bed



2 Bath



2 Car

**Harcourts First Mount
Waverley**

314 Stephensons Road
Mount Waverley VIC 3149

Harcourts

This Statement of Information was prepared on: 8th February 2023