

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

17 The Rise, Glen Waverley VIC 3150

Indicative selling price

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

Range between

\$1,100,000

&

\$1,210,000

Median sale price

Median price

\$876,000

Property Type

Unit

Suburb

Glen Waverley

Period - From

06/08/2024

to

05/02/2025

Source

core_logic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

| Address of comparable property | Price | Date of sale |
|--|-------------|--------------|
| 29B Monterey Avenue Glen Waverley VIC 3150 | \$1,156,000 | 04/12/2024 |
| 2/111 Blackburn Road Mount Waverley VIC 3149 | \$1,175,000 | 26/10/2024 |
| 5 Chivers Avenue Glen Waverley VIC 3150 | \$1,152,500 | 26/10/2024 |

This Statement of Information was prepared on:

06/02/2025