

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

11/2 MCKELVIE 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

\$820,000

&

\$902,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$875,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Dec 2022

to

30 Nov 2023

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

11/1 MCKELVIE COURT GLEN WAVERLEY VIC 3150	\$830,000	11-Nov-23
5/7 SALISBURY COURT GLEN WAVERLEY VIC 3150	\$1,136,000	29-Jul-23
3/3 SANIKY STREET NOTTING HILL VIC 3168	\$840,000	19-Nov-23

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: 05 December 2023


**11/1 MCKELVIE COURT GLEN
WAVERLEY VIC 3150**

 3
  2
  1

Sold Price

^{RS} **\$830,000** Sold Date **11-Nov-23**

Distance **0.1km**

**5/7 SALISBURY COURT GLEN
WAVERLEY VIC 3150**

 3
  2
  1

Sold Price

^{RS} **\$1,136,000** Sold Date **29-Jul-23**

Distance **0.4km**

**3/3 SANIKY STREET NOTTING HILL
VIC 3168**

 3
  2
  1

Sold Price

^{RS} **\$840,000** ^{UN} Sold Date **19-Nov-23**

Distance **0.94km**

**2/606 WAVERLEY ROAD GLEN
WAVERLEY VIC 3150**

 3
  2
  1

Sold Price

^{RS} **\$1,065,000** Sold Date **14-Oct-23**

Distance **0.94km**
RS = Recent sale

UN = Undisclosed Sale

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