

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

9 Landridge Street 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

\$1,500,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,407,500

Property type

House

Suburb

Glen Waverley

Period-from

01 Sep 2020

to

31 Aug 2021

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

9 Harvie Street Glen Waverley VIC 3150	\$1,792,500	21-Mar-21
14 Yanigin Drive Glen Waverley VIC 3150	\$1,805,000	27-Mar-21
18 Yanigin Drive Glen Waverley VIC 3150	\$1,610,000	08-May-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: 13 September 2021



9 Harvie Street Glen Waverley VIC 3150

Sold Price

\$1,792,500

Sold Date

21-Mar-21



4



2



2

Distance

0.09km



14 Yanigin Drive Glen Waverley VIC 3150

Sold Price

\$1,805,000

Sold Date

27-Mar-21



3



2



2

Distance

0.28km



18 Yanigin Drive Glen Waverley VIC 3150

Sold Price

\$1,610,000

Sold Date

08-May-21



3



3



4

Distance

0.3km

RS = Recent sale

UN = Undisclosed Sale

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