

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

1/19 MYRTLE 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$915,000

Property type

Unit

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

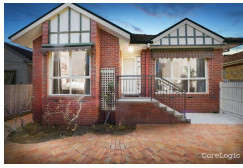
1/44 MOUNT STREET GLEN WAVERLEY VIC 3150	\$1,350,000	11-Sep-24
1/15 KENNEDY STREET GLEN WAVERLEY VIC 3150	\$1,450,880	06-Jan-25

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: 12 February 2025

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**1/44 MOUNT STREET GLEN
WAVERLEY VIC 3150**

 3  2  2

Sold Price ^{RS} **\$1,350,000** Sold Date **11-Sep-24**

Distance **0.66km**



**1/15 KENNEDY STREET GLEN
WAVERLEY VIC 3150**

 3  2  2

Sold Price ^{RS} **\$1,450,880** Sold Date **06-Jan-25**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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