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	2/18 HARVIE 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	$1,020,000	&	$1,120,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$876,000	Property type	Unit	Suburb	Glen Waverley
Period-from	01 Jan 2024	to	31 Dec 2024	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
1/7 WOLSELEY AVENUE GLEN WAVERLEY VIC 3150	$1,100,000	29-Nov-24
1/26 TOBIAS AVENUE GLEN WAVERLEY VIC 3150	$1,155,000	23-Nov-24
1/35 DUNSCOMBE AVENUE GLEN WAVERLEY VIC 3150	$1,315,000	27-Oct-24

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.~~

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1/7 WOLSELEY AVENUE GLEN WAVERLEY VIC 3150

3 2 2

Sold Price RS $1,100,000 Sold Date 29-Nov-24

Distance 0.66km



1/26 TOBIAS AVENUE GLEN WAVERLEY VIC 3150

3 2 2

Sold Price RS $1,155,000 Sold Date 23-Nov-24

Distance 1.56km



1/35 DUNSCOMBE AVENUE GLEN WAVERLEY VIC 3150

3 2 2

Sold Price RS $1,315,000 Sold Date 27-Oct-24

Distance 1.97km

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

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