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	3/29 PANORAMIC GROVE 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	$1,300,000	&	$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$923,000	Property type	Unit	Suburb	Glen Waverley
Period-from	01 Jun 2021	to	31 May 2022	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
2/29 PANORAMIC GROVE GLEN WAVERLEY VIC 3150	$1,421,000	10-Jul-21
1/10 PARK STREET GLEN WAVERLEY VIC 3150	$1,400,000	27-Nov-21
2/11 MONTCLAIR AVENUE GLEN WAVERLEY VIC 3150	$1,300,000	18-Jun-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: 30 June 2022

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2/29 PANORAMIC GROVE GLEN WAVERLEY VIC 3150

3 2 2

Sold Price **$1,421,000** Sold Date **10-Jul-21**

Distance **-**



1/10 PARK STREET GLEN WAVERLEY VIC 3150

3 2 2

Sold Price **$1,400,000** Sold Date **27-Nov-21**

Distance **-**



2/11 MONTCLAIR AVENUE GLEN WAVERLEY VIC 3150

3 2 2

Sold Price **$1,300,000** Sold Date **18-Jun-21**

Distance **-**

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

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