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 Caithness Crescent 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	$1,450,000	&	$1,550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,455,000	Property type	House	Suburb	Glen Waverley
Period-from	01 Nov 2020	to	31 Oct 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 Roycroft Close Glen Waverley VIC 3150	$1,433,000	17-Jul-21
8 Dion Road Glen Waverley VIC 3150	$1,470,000	31-Jul-21
20 Tamarisk Avenue Glen Waverley VIC 3150	$1,500,000	12-Sep-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: 03 November 2021

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9 Roycroft Close Glen Waverley VIC 3150

4 2 2

Sold Price **$1,433,000** Sold Date **17-Jul-21**

Distance **0.93km**



8 Dion Road Glen Waverley VIC 3150

4 2 2

Sold Price **$1,470,000** Sold Date **31-Jul-21**

Distance **1.08km**



20 Tamarisk Avenue Glen Waverley VIC 3150

3 1 2

Sold Price RS **$1,500,000** UN Sold Date **12-Sep-21**

Distance **1.98km**

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

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