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	5 VINE COURT 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	$1,480,000	&	$1,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,633,000	Property type	House	Suburb	Glen Waverley
Period-from	01 Nov 2021	to	24 Oct 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
5 LEAMINGTON CRESCENT GLEN WAVERLEY VIC 3150	$1,605,000	15-Oct-22
1 STAYNER COURT GLEN WAVERLEY VIC 3150	$1,500,000	27-Aug-22
24 GLEN TOWER DRIVE GLEN WAVERLEY VIC 3150	$1,640,000	24-Sep-22

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: 24 October 2022

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5 LEAMINGTON CRESCENT GLEN WAVERLEY VIC 3150

4 2 2

Sold Price RS **$1,605,000** Sold Date **15-Oct-22**

Distance **0.22km**



1 STAYNER COURT GLEN WAVERLEY VIC 3150

3 2 2

Sold Price RS **$1,500,000** Sold Date **27-Aug-22**

Distance **0.23km**



24 GLEN TOWER DRIVE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price RS **$1,640,000** Sold Date **24-Sep-22**

Distance **0.29km**

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

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