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 VENICE 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	$2,400,000	&	$2,600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,584,000	Property type	House	Suburb	Glen Waverley
Period-from	01 Apr 2022	to	31 Mar 2023	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
31 CLIVEJAY STREET GLEN WAVERLEY VIC 3150	$2,560,000	02-Dec-22
49 ORCHARD STREET GLEN WAVERLEY VIC 3150	$2,525,000	03-Dec-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: 20 April 2023

Bruce Liu
M 0424576188
E bliu@buxton.com.au



31 CLIVEJAY STREET GLEN WAVERLEY VIC 3150

5 3 2

Sold Price **$2,560,000** Sold Date **02-Dec-22**

Distance **0.32km**



49 ORCHARD STREET GLEN WAVERLEY VIC 3150

5 5 2

Sold Price **$2,525,000** Sold Date **03-Dec-22**

Distance **0.81km**

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

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