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	18 HIGHVALE ROAD 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	&	$1,430,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,720,500	Property type	House	Suburb	Glen Waverley
Period-from	01 Jun 2023	to	31 May 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
17 NEWHAVEN ROAD BURWOOD EAST VIC 3151	$1,402,000	20-Apr-24
9 SPEAR COURT GLEN WAVERLEY VIC 3150	$1,310,000	25-May-24
21 GARETH DRIVE BURWOOD EAST VIC 3151	$1,395,000	27-Apr-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.~~

This Statement of Information was prepared on: 07 June 2024

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



17 NEWHAVEN ROAD BURWOOD EAST VIC 3151

4 2 2

Sold Price RS $1,402,000 Sold Date 20-Apr-24

Distance 1.12km



9 SPEAR COURT GLEN WAVERLEY VIC 3150

4 2 2

Sold Price RS $1,310,000 Sold Date 25-May-24

Distance 1.64km



21 GARETH DRIVE BURWOOD EAST VIC 3151

4 2 -

Sold Price RS $1,395,000 Sold Date 27-Apr-24

Distance 1.8km

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

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