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	3/8 NEERA 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	$880,000	&	$968,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$848,000	Property type	Unit	Suburb	Glen Waverley
Period-from	01 Jul 2023	to	30 Jun 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
4/100 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150	$969,000	04-Feb-24
2/6 INGRAM AVENUE GLEN WAVERLEY VIC 3150	$960,000	15-Jun-24
2/898 HIGH STREET ROAD GLEN WAVERLEY VIC 3150	$910,000	16-Mar-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: 11 July 2024

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4/100 SPRINGVALE ROAD GLEN WAVERLEY VIC 3150

3 2 1

Sold Price **$969,000** Sold Date **04-Feb-24**

Distance **0.31km**



2/6 INGRAM AVENUE GLEN WAVERLEY VIC 3150

2 2 1

Sold Price RS **$960,000** Sold Date **15-Jun-24**

Distance **1.75km**



2/898 HIGH STREET ROAD GLEN WAVERLEY VIC 3150

3 1 1

Sold Price **$910,000** Sold Date **16-Mar-24**

Distance **1.47km**

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

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