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	5/115-119 WATSONS 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	$659,000	&	$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$870,000	Property type	Unit	Suburb	Glen Waverley
Period-from	03 March 2024	to	03 Sep 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
8/33 KAURI GROVE GLEN WAVERLEY VIC 3150	$718,000	27-May-24
2/17 JANICE ROAD GLEN WAVERLEY VIC 3150	$728,000	15-Jun-24
7/33 KAURI GROVE GLEN WAVERLEY VIC 3150	$725,000	24-Aug-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: 03 September 2024

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8/33 KAURI GROVE GLEN WAVERLEY VIC 3150

2 1 1

Sold Price RS $718,000 Sold Date 27-May-24

Distance 1.46km



2/17 JANICE ROAD GLEN WAVERLEY VIC 3150

2 1 1

Sold Price RS $728,000 Sold Date 15-Jun-24

Distance 1.82km



7/33 KAURI GROVE GLEN WAVERLEY VIC 3150

2 1 1

Sold Price RS $725,000 Sold Date 24-Aug-24

Distance 1.48km

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

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