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	4 OXLEY CLOSE 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	$1,100,000	&	$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,707,000	Property type	House	Suburb	Glen Waverley
Period-from	01 Sep 2023	to	31 Aug 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
1 CAPPELLA COURT GLEN WAVERLEY VIC 3150	$1,180,000	18-Jul-24
13 CAPPELLA COURT GLEN WAVERLEY VIC 3150	$1,210,000	25-May-24
681 FERNTREE GULLY ROAD GLEN WAVERLEY VIC 3150	$1,156,000	03-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: 27 August 2024

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



1 CAPPELLA COURT GLEN WAVERLEY VIC 3150

3 1 2

Sold Price RS **$1,180,000** UN Sold Date **18-Jul-24**

Distance **0.77km**



13 CAPPELLA COURT GLEN WAVERLEY VIC 3150

4 2 2

Sold Price **$1,210,000** Sold Date **25-May-24**

Distance **0.72km**



681 FERNTREE GULLY ROAD GLEN WAVERLEY VIC 3150

3 2 1

Sold Price RS **$1,156,000** Sold Date **03-Aug-24**

Distance **0.36km**

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

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