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	14 Springvale Road, Glen Waverley, Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between $1,100,000 & $1,200,000

Median sale price

Median price $1,650,000 Property type *House* Suburb Glen Waverley

Period - From 01/07/2024 to 30/09/2024 Source PropTrack

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 six 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
617 Springvale Road, Vermont South, VIC 3133	$1,160,000	18/07/2024
82 Blackburn Road, Glen Waverley, VIC 3150	$1,148,000	09/09/2024
13 Livingstone Road, Vermont South, VIC 3133	$1,170,000	14/06/2024

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 six months.~~

This Statement of Information was prepared on: 14/10/2024