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	1/21-23 ANGUS DRIVE 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	$876,000	Property type	Unit	Suburb	Glen Waverley
Period-from	01 Jan 2024	to	31 Dec 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
8C MARTIN PLACE GLEN WAVERLEY VIC 3150	$1,352,000	24-Oct-24
1/16-20 CROWS LANE GLEN WAVERLEY VIC 3150	$1,288,888	12-Oct-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: 01 January 2025

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8C MARTIN PLACE GLEN WAVERLEY VIC 3150

4 2 1

Sold Price RS $1,352,000 Sold Date 24-Oct-24

Distance 0.2km



1/16-20 CROWS LANE GLEN WAVERLEY VIC 3150

5 2 2

Sold Price RS $1,288,888 Sold Date 12-Oct-24

Distance 0.92km

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

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