

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 Valentine 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

\$1,390,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,200,510

Property type

House

Suburb

Glen Waverley

Period-from

01 Sep 2018

to

31 Aug 2019

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

7 Somers Court Glen Waverley VIC 3150	\$1,605,000	10-Aug-19
15 Falconer Street Glen Waverley VIC 3150	\$1,425,000	24-Apr-19
21 Greenways Road Glen Waverley VIC 3150	\$1,450,000	27-Jul-19

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 September 2019

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7 Somers Court Glen Waverley VIC 3150

Sold Price

^{RS} **\$1,605,000**

Sold Date

10-Aug-19

 3  1  1

Distance

0.06km



15 Falconer Street Glen Waverley VIC 3150

Sold Price

\$1,425,000

Sold Date

24-Apr-19

 3  2  2

Distance

0.25km



21 Greenways Road Glen Waverley VIC 3150

Sold Price

^{RS} **\$1,450,000**

Sold Date

27-Jul-19

 4  2  2

Distance

0.49km

RS = Recent sale

UN = Undisclosed Sale

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