

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

969 High Street 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,212,500

\*House

X

\*Unit

Suburb

Glen Waverley

Period-from

01 Aug 2018

to

31 Jul 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

2 Excalibur Avenue Glen Waverley VIC 3150	\$886,000	04-May-19
856 High Street Road Glen Waverley VIC 3150	\$950,000	06-Jun-19
946 High Street Road Glen Waverley VIC 3150	\$930,000	08-Apr-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.~~

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**2 Excalibur Avenue Glen Waverley  
VIC 3150**

3 1 2

Sold Price **\$886,000** Sold Date **04-May-19**

Distance **0.47km**



**856 High Street Road Glen  
Waverley VIC 3150**

4 2 1

Sold Price **\$950,000** Sold Date **06-Jun-19**

Distance **0.78km**



**946 High Street Road Glen  
Waverley VIC 3150**

4 2 2

Sold Price **\$930,000** Sold Date **08-Apr-19**

Distance **0.1km**



**989 High Street Road Glen  
Waverley VIC 3150**

3 2 2

Sold Price **\$850,000** Sold Date **12-Dec-18**

Distance **0.26km**

RS = Recent sale      UN = Undisclosed Sale

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