

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

24 Botanic 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

\$1,880,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,210,000

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

5 Yanina Court Glen Waverley VIC 3150	\$1,802,000	12-Apr-19
11 Gwingana Crescent Glen Waverley VIC 3150	\$1,808,000	20-Mar-19
64 Wilson Road Glen Waverley VIC 3150	\$1,695,000	15-Jun-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: 17 September 2019



5 Yanina Court Glen Waverley VIC 3150

4 2 3

Sold Price

\$1,802,000

Sold Date

12-Apr-19

Distance

0.98km



11 Gwingana Crescent Glen Waverley VIC 3150

5 5 2

Sold Price

\$1,808,000

Sold Date

20-Mar-19

Distance

1.02km



64 Wilson Road Glen Waverley VIC 3150

3 3 2

Sold Price

\$1,695,000

Sold Date

15-Jun-19

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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