

# 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

47 Golden Grove Glen Waverley VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,300,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,200,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Nov 2018

to

31 Oct 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

54 Westlands Road Glen Waverley VIC 3150	\$1,300,000	02-Sep-19
27 Golden Grove Glen Waverley VIC 3150	\$1,295,000	27-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: 12 November 2019



**54 Westlands Road Glen Waverley  
VIC 3150**

4 1 1

Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **02-Sep-19**

Distance **0.14km**



**27 Golden Grove Glen Waverley  
VIC 3150**

3 2 2

Sold Price **\$1,295,000** Sold Date **27-Jun-19**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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