

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

1/2 AGNES 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

\$1,980,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$881,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Nov 2023

to

31 Oct 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

2/12 KALONGA COURT GLEN WAVERLEY VIC 3150	\$1,628,866	02-Jul-24
3 BRIDGET STREET GLEN WAVERLEY VIC 3150	\$1,870,000	20-Mar-24
2/1 MELALEUCA DRIVE GLEN WAVERLEY VIC 3150	\$1,620,000	03-Feb-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: 24 November 2024



2/12 KALONGA COURT GLEN WAVERLEY VIC 3150

4 3 2

Sold Price **\$1,628,866** Sold Date **02-Jul-24**

Distance **0.49km**



3 BRIDGET STREET GLEN WAVERLEY VIC 3150

4 3 2

Sold Price **\$1,870,000** Sold Date **20-Mar-24**

Distance **1.04km**



2/1 MELALEUCA DRIVE GLEN WAVERLEY VIC 3150

4 3 2

Sold Price **\$1,620,000** Sold Date **03-Feb-24**

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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