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 Petter Street 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	$1,800,000	&	$1,980,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,333,000	Property type	House	Suburb	Glen Waverley
Period-from	01 Dec 2019	to	30 Nov 2020	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
6 Lincoln Avenue Glen Waverley VIC 3150	$1,760,000	04-Aug-20
50 Mount Street Glen Waverley VIC 3150	$1,860,000	10-Nov-20
22 Sanday Street Glen Waverley VIC 3150	$1,888,000	28-Nov-20

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: 09 December 2020

CONSUMER AFFAIRS VICTORIA

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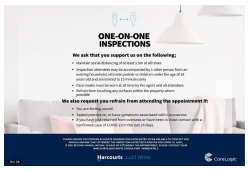


6 Lincoln Avenue Glen Waverley VIC 3150

5 4 5

Sold Price **$1,760,000** Sold Date **04-Aug-20**

Distance **0.15km**



50 Mount Street Glen Waverley VIC 3150

4 2 2

Sold Price RS **$1,860,000** Sold Date **10-Nov-20**

Distance **0.88km**



22 Sanday Street Glen Waverley VIC 3150

3 1 1

Sold Price RS **$1,888,000** Sold Date **28-Nov-20**

Distance **1.29km**

RS = Recent sale **UN** = Undisclosed Sale

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