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	2 Hanwell 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~~		or range between	$1,300,000	&	$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,300,000	Property type	House	Suburb	Glen Waverley
Period-from	01 Jul 2019	to	30 Jun 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
3 Ealing Court Glen Waverley VIC 3150	$1,461,000	14-Mar-20
16 Remington Drive Glen Waverley VIC 3150	$1,332,000	22-May-20
17 Strand Close Glen Waverley VIC 3150	$1,505,000	08-Feb-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: 01 July 2020

CONSUMER AFFAIRS VICTORIA

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3 Ealing Court Glen Waverley VIC 3150

4 2 2

Sold Price **$1,461,000** Sold Date **14-Mar-20**

Distance **0.25km**



16 Remington Drive Glen Waverley VIC 3150

3 2 2

Sold Price RS **$1,332,000** UN Sold Date **22-May-20**

Distance **0.35km**



17 Strand Close Glen Waverley VIC 3150

4 2 2

Sold Price **$1,505,000** Sold Date **08-Feb-20**

Distance **0.55km**

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

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