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	5 Jordan Grove 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	$1,700,000	&	$1,800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,455,000	Property type	House	Suburb	Glen Waverley
Period-from	01 Nov 2020	to	31 Oct 2021	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 Tobias Avenue Glen Waverley VIC 3150	$1,807,000	17-Apr-21
6 Alimar Road Glen Waverley VIC 3150	$1,700,000	13-May-18
61 Townsend Street Glen Waverley VIC 3150	$1,800,000	15-May-21

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: 15 November 2021

CONSUMER AFFAIRS VICTORIA

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2 Tobias Avenue Glen Waverley VIC 3150

3 1 2

Sold Price **$1,807,000** Sold Date **17-Apr-21**

Distance **0.17km**



6 Alimar Road Glen Waverley VIC 3150

4 2 2

Sold Price **$1,700,000** Sold Date **13-May-18**

Distance **0.64km**



61 Townsend Street Glen Waverley VIC 3150

4 2 2

Sold Price **$1,800,000** Sold Date **15-May-21**

Distance **0.93km**

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

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