

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

4 Highvale Road 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,325,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Feb 2020

to

31 Jan 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

3 Ashton Street Glen Waverley VIC 3150	\$1,363,000	22-Jan-21
13 Gyton Avenue Glen Waverley VIC 3150	\$1,791,000	17-Dec-20
6 Corunna Court Glen Waverley VIC 3150	\$1,420,600	14-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.~~

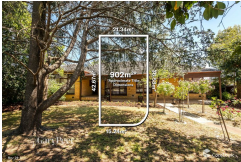
This Statement of Information was prepared on: 24 February 2021



3 Ashton Street Glen Waverley VIC 3150 Sold Price ^{RS} **\$1,363,000** Sold Date **22-Jan-21**

 4  2  2

Distance **0.58km**



13 Gyton Avenue Glen Waverley VIC 3150 Sold Price ^{RS} **\$1,791,000** Sold Date **17-Dec-20**

 3  1  2

Distance **0.59km**



6 Corunna Court Glen Waverley VIC 3150 Sold Price ^{RS} **\$1,420,600** Sold Date **14-Nov-20**

 3  3  2

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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