

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

4/574-576 Highbury 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

\$750,000

&

\$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$872,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 May 2023

to

30 Apr 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

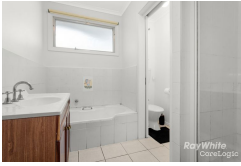
Date of sale

| Address of comparable property | Price | Date of sale |
|---|-----------|--------------|
| 5/673 HIGH STREET ROAD GLEN WAVERLEY VIC 3150 | \$800,500 | 02-Mar-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: 07 May 2024



**5/673 HIGH STREET ROAD GLEN
WAVERLEY VIC 3150**

Sold Price

\$800,500

Sold Date

02-Mar-24

 3  1  1

Distance

1.35km

RS = Recent sale

UN = Undisclosed Sale

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