

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

1/5 Tobias Avenue 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

\$1,120,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$846,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Apr 2020

to

31 Mar 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

2/10 Evelyn Street Glen Waverley VIC 3150	\$1,145,000	20-Feb-21
2/2 Petter Street Glen Waverley VIC 3150	\$1,110,000	19-Jan-21
24 Aurisch Avenue Glen Waverley VIC 3150	\$1,126,000	06-Feb-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: 14 April 2021



2/10 Evelyn Street Glen Waverley VIC 3150

 3  2  1

Sold Price

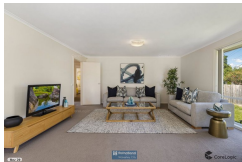
\$1,145,000

Sold Date

20-Feb-21

Distance

0.68km



2/2 Petter Street Glen Waverley VIC 3150

 3  2  1

Sold Price

\$1,110,000

Sold Date

19-Jan-21

Distance

0.91km



24 Aurisch Avenue Glen Waverley VIC 3150

 3  2  1

Sold Price

^{RS} **\$1,126,000**

Sold Date

06-Feb-21

Distance

1.7km

RS = Recent sale

UN = Undisclosed Sale

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