

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

2/24 Shirley 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

or range
between

\$590,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Unit

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

2/300-302 Blackburn Road Glen Waverley VIC 3150	\$650,000	21-Nov-20
3/2 Cameron Street Mount Waverley VIC 3149	\$708,000	06-Feb-21
2/10 Boyanna Road Glen Waverley VIC 3150	\$669,800	09-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



2/300-302 Blackburn Road Glen Waverley VIC 3150

 2  1  1

Sold Price **\$650,000** Sold Date **21-Nov-20**

Distance **0.33km**



3/2 Cameron Street Mount Waverley VIC 3149

 2  1  1

Sold Price ^{RS} **\$708,000** Sold Date **06-Feb-21**

Distance **0.64km**



2/10 Boyanna Road Glen Waverley VIC 3150

 2  1  1

Sold Price **\$669,800** Sold Date **09-Nov-20**

Distance **2.21km**

RS = Recent sale

UN = Undisclosed Sale

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