

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

6 BRISTOL COURT 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

\$1,350,000

&

\$1,400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,706,000

Property type

House

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

8 WHITES LANE GLEN WAVERLEY VIC 3150	\$1,310,000	16-Dec-23
4 GUNTHER COURT MOUNT WAVERLEY VIC 3149	\$1,350,000	08-Mar-24
117 WHITES LANE GLEN WAVERLEY VIC 3150	\$1,390,000	23-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: 03 May 2024



8 WHITES LANE GLEN WAVERLEY VIC 3150

 3  1  1

Sold Price

\$1,310,000

Sold Date

16-Dec-23

Distance

1.59km



4 GUNTHER COURT MOUNT WAVERLEY VIC 3149

 4  2  3

Sold Price

^{RS} **\$1,350,000** ^{UN}

Sold Date

08-Mar-24

Distance

0.73km



117 WHITES LANE GLEN WAVERLEY VIC 3150

 3  2  2

Sold Price

^{RS} **\$1,390,000**

Sold Date

23-Mar-24

Distance

2.49km

RS = Recent sale

UN = Undisclosed Sale

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