

## 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

5/10 CHIVERS AVENUE GLEN WAVERLEY VIC 3150

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$866,500

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jun 2023

to

31 May 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

1/594 WAVERLEY ROAD GLEN WAVERLEY VIC 3150	\$1,090,000	11-May-24
3/12 CHIVERS AVENUE GLEN WAVERLEY VIC 3150	\$1,110,000	20-Apr-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: 27 June 2024



**1/594 WAVERLEY ROAD GLEN  
WAVERLEY VIC 3150**

 4  2  2

Sold Price <sup>RS</sup> **\$1,090,000** Sold Date **11-May-24**

Distance **0.75km**



**3/12 CHIVERS AVENUE GLEN  
WAVERLEY VIC 3150**

 3  2  2

Sold Price **\$1,110,000** Sold Date **20-Apr-24**

Distance **0.03km**

RS = Recent sale

UN = Undisclosed Sale

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