

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

2/2 Salisbury 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

\$800,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$866,000

Property type

Unit

Suburb

Glen Waverley

Period-from

01 Jun 2019

to

31 May 2020

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

2/6 Forest Court Glen Waverley VIC 3150	\$850,000	21-Dec-19
1/31 Cambridge Drive Glen Waverley VIC 3150	\$880,000	16-Feb-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: 17 June 2020



**2/6 Forest Court Glen Waverley
VIC 3150**

 3  2  2

Sold Price **\$850,000** Sold Date **21-Dec-19**

Distance **0.51km**



**1/31 Cambridge Drive Glen
Waverley VIC 3150**

 2  2  2

Sold Price **\$880,000** Sold Date **16-Feb-20**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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