

## 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

10 CAPPELLA COURT 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

\$1,200,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,628,000

Property type

House

Suburb

Glen Waverley

Period-from

01 Sep 2021

to

31 Aug 2022

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

5 CAPPELLA COURT GLEN WAVERLEY VIC 3150	\$1,360,000	03-Sep-22
22 JOHNSON DRIVE GLEN WAVERLEY VIC 3150	\$1,258,888	16-May-22
33 TAMARISK AVENUE GLEN WAVERLEY VIC 3150	\$1,289,000	23-Jun-22

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: 08 September 2022

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**5 CAPPELLA COURT GLEN  
WAVERLEY VIC 3150**

 4  2  2

Sold Price <sup>RS</sup> **\$1,360,000** Sold Date **03-Sep-22**

Distance **0.07km**



**22 JOHNSON DRIVE GLEN  
WAVERLEY VIC 3150**

 4  2  3

Sold Price **\$1,258,888** Sold Date **16-May-22**

Distance **0.48km**



**33 TAMARISK AVENUE GLEN  
WAVERLEY VIC 3150**

 3  1  2

Sold Price <sup>RS</sup> **\$1,289,000** <sup>UN</sup> Sold Date **23-Jun-22**

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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