Statement of Information Single residential property located in the Melbourne metropolitan area

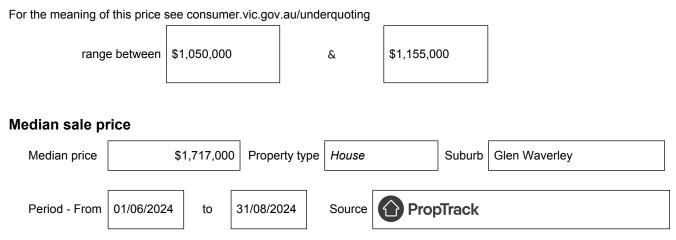
Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

14 Springvale Road, Glen Waverley, Vic 3150

Indicative selling price



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 six 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
82 Blackburn Road, Glen Waverley, VIC 3150	\$1,148,000	09/09/2024
617 Springvale Road, Vermont South, VIC 3133	\$1,160,000	18/07/2024
589 Highbury Road, Burwood East, VIC 3151	\$1,041,500	04/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable propertieswere sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on: 30/09/2024

