

# 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

1/19 Avonhurst Drive, 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)

Range between \$1,350,000 & \$1,480,000

### Median sale price

Median price \$1,361,500 Property Type Townhouse Suburb Glen Waverley

Period - From 20/11/2022 to 19/11/2023 Source REIV

### 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
1	2/82 Bogong Av GLEN WAVERLEY 3150	\$1,475,000	15/07/2023
2	1/30 Durward Av GLEN WAVERLEY 3150	\$1,430,000	23/09/2023
3	2/443 Waverley Rd MOUNT WAVERLEY 3149	\$1,325,000	17/10/2023

**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 six months.~~

This Statement of Information was prepared on:

20/11/2023 14:30

1/19 Avonhurst Drive, Glen Waverley Vic 3150

**Jellis  
Craig**

Calvin Huang

8849 8088

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 4  3  2

**Rooms:** 7

**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$1,350,000 - \$1,480,000

**Median Townhouse Price**

20/11/2022 - 19/11/2023: \$1,361,500

## Comparable Properties



**2/82 Bogong Av GLEN WAVERLEY 3150**  
(REI/VG)

Agent Comments

 4  4  2

**Price:** \$1,475,000

**Method:** Private Sale

**Date:** 15/07/2023

**Property Type:** Townhouse (Single)



**1/30 Durward Av GLEN WAVERLEY 3150**  
(REI/VG)

Agent Comments

 4  4  2

**Price:** \$1,430,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Townhouse (Res)

**Land Size:** 282 sqm approx



**2/443 Waverley Rd MOUNT WAVERLEY 3149**  
(REI)

Agent Comments

 4  3  2

**Price:** \$1,325,000

**Method:** Sold Before Auction

**Date:** 17/10/2023

**Property Type:** Townhouse (Res)

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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