

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

1/51 Avonhurst Drive, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$780,000 & \$850,000

Median sale price

Median price \$988,000 Property Type Unit Suburb Glen Waverley

Period - From 01/10/2023 to 31/12/2023 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	1/50 Johnson Dr GLEN WAVERLEY 3150	\$910,000	18/11/2023
2	1/96 Lemont Av MOUNT WAVERLEY 3149	\$905,000	15/11/2023
3	11/474-476 Waverley Rd MOUNT WAVERLEY 3149	\$880,000	01/03/2024

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:

08/04/2024 13:58

1/51 Avonhurst Drive, Glen Waverley Vic 3150

**Jellis
Craig**

Jared Wei

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Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

December quarter 2023: \$988,000



 3  1  2

Property Type: Unit

Land Size: 452 sqm approx

Agent Comments

Comparable Properties



1/50 Johnson Dr GLEN WAVERLEY 3150
(REI/VG)

Agent Comments

 3  2  2

Price: \$910,000

Method: Auction Sale

Date: 18/11/2023

Property Type: Unit

Land Size: 431 sqm approx



1/96 Lemont Av MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

 3  1  1

Price: \$905,000

Method: Sold Before Auction

Date: 15/11/2023

Property Type: Townhouse (Res)



11/474-476 Waverley Rd MOUNT WAVERLEY
3149 (REI)

Agent Comments

 3  1  2

Price: \$880,000

Method: Sold Before Auction

Date: 01/03/2024

Property Type: Unit

Land Size: 277 sqm approx

Account - Jellis Craig | P: 03 88498088



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