

# 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

12 Gyton Avenue, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,603,000 Property Type House Suburb Glen Waverley

Period - From 01/04/2022 to 31/03/2023 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	26 Barry Rd BURWOOD EAST 3151	\$1,406,000	13/05/2023
2	877 High Street Rd GLEN WAVERLEY 3150	\$1,370,000	11/02/2023
3	53 Buller Dr GLEN WAVERLEY 3150	\$1,312,500	04/03/2023

**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:

06/07/2023 13:46



**Property Type:** House

**Land Size:** 654 sqm approx

Agent Comments

## Comparable Properties



**26 Barry Rd BURWOOD EAST 3151 (REI)**

Agent Comments



**Price:** \$1,406,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** House (Res)

**Land Size:** 667 sqm approx



**877 High Street Rd GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$1,370,000

**Method:** Auction Sale

**Date:** 11/02/2023

**Property Type:** House (Res)

**Land Size:** 648 sqm approx

**53 Buller Dr GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$1,312,500

**Method:** Auction Sale

**Date:** 04/03/2023

**Property Type:** House (Res)

**Land Size:** 693 sqm approx