Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	13 Guinevere Parade, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,350,000 & \$1,450,000	Range between	\$1,350,000	&	\$1,450,000
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Median sale price

Median price	\$1,695,500	Pro	perty Type	House		Suburb	Glen Waverley
Period - From	01/04/2024	to	31/03/2025		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

Aut	areas or comparable property	1 1100	Date of Sale
1	10 Jousting PI GLEN WAVERLEY 3150	\$1,428,888	29/03/2025
2	32 Knights Dr GLEN WAVERLEY 3150	\$1,348,800	29/03/2025
3	30 Guinevere Pde GLEN WAVERLEY 3150	\$1,483,000	22/02/2025

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:	21/04/2025 11:08
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Date of sale



Jimmy Zhang 8849 8088 0430 388 348 jimmyzhang@jelliscraig.com.au

Indicative Selling Price \$1,350,000 - \$1,450,000 **Median House Price** Year ending March 2025: \$1,695,500



Property Type: House **Agent Comments**

Comparable Properties



10 Jousting PI GLEN WAVERLEY 3150 (REI)

Price: \$1,428,888 Method: Auction Sale Date: 29/03/2025

Property Type: House (Res) Land Size: 743 sqm approx

Agent Comments



32 Knights Dr GLEN WAVERLEY 3150 (REI)



Agent Comments





30 Guinevere Pde GLEN WAVERLEY 3150 (REI)



Price: \$1,483,000 Method: Auction Sale Date: 22/02/2025

Property Type: House (Res) Land Size: 689 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 88498088





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