# 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

13 Gyton Avenue, Glen Waverley Vic 3150

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betwee	\$1,800,000		&		\$1,980,000			
Median sale p	rice							
Median price	\$1,629,000	Pro	operty Type	Hou	se		Suburb	Glen Waverley
Period - From	01/07/2022	to	30/06/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6 Gowan Rd MOUNT WAVERLEY 3149	\$1,910,000	22/04/2023
2	5 Josephine Av MOUNT WAVERLEY 3149	\$1,890,000	06/04/2023
3	60 Jacqueline Rd MOUNT WAVERLEY 3149	\$1,860,000	29/04/2023

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:

02/08/2023 12:26



# 13 Gyton Avenue, Glen Waverley Vic 3150







Property Type: House (Res) Agent Comments 8849 8088 0433 625 756 calvinhuang@jelliscraig.com.au

Indicative Selling Price \$1,800,000 - \$1,980,000 Median House Price Year ending June 2023: \$1,629,000





6 Gowan Rd MOUNT WAVERLEY 3149 (REI/VG)



Price: \$1,910,000 Method: Auction Sale Date: 22/04/2023 Property Type: House (Res) Land Size: 375 sqm approx Agent Comments

Agent Comments



5 Josephine Av MOUNT WAVERLEY 3149 (VG) Agent Comments



Price: \$1,890,000 Method: Sale Date: 06/04/2023 Property Type: House (Res)



60 Jacqueline Rd MOUNT WAVERLEY 3149 (REI/VG)



Price: \$1,860,000 Method: Auction Sale Date: 29/04/2023 Property Type: House (Res) Land Size: 277 sqm approx

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





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