

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 consumer.vic.gov.au/underquoting

Range between \$1,800,000 & \$1,980,000

Median sale price

Median price \$1,629,000 Property Type House Suburb Glen Waverley

Period - From 01/07/2022 to 30/06/2023 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.

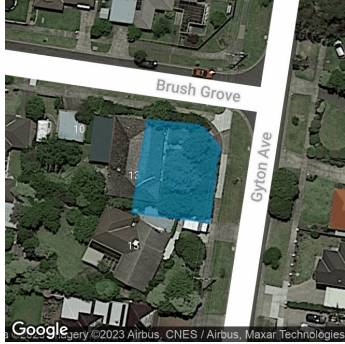
	Address of comparable property	Price	Date of sale
1	6 Gowan Rd MOUNT WAVERLEY 3149	\$1,910,000	22/04/2023
2	5 Josephine Av MOUNT WAVERLEY 3149	\$1,890,000	06/04/2023
3	60 Jacqueline Rd MOUNT WAVERLEY 3149	\$1,860,000	29/04/2023

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



Property Type: House (Res)

Agent Comments

Comparable Properties



6 Gowan Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,910,000

Method: Auction Sale

Date: 22/04/2023

Property Type: House (Res)

Land Size: 375 sqm approx



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)

Agent Comments



Price: \$1,860,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 277 sqm approx