

# 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 Peveril Street, 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 \$1,629,000 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	8 Durward Av GLEN WAVERLEY 3150	\$1,435,000	23/09/2023
2	17 Winmalee Dr GLEN WAVERLEY 3150	\$1,375,000	16/09/2023
3	66 Ivanhoe St GLEN WAVERLEY 3150	\$1,366,000	27/05/2023

**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:

25/09/2023 13:40



**Property Type:** House

Agent Comments

## Comparable Properties



**8 Durward Av GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$1,435,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 729 sqm approx



**17 Winmalee Dr GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$1,375,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 652 sqm approx



**66 Ivanhoe St GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$1,366,000

**Method:** Auction Sale

**Date:** 27/05/2023

**Property Type:** House (Res)

**Land Size:** 654 sqm approx