## 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									
Range betwee	\$1,300,000		&		\$1,400,000				
Median sale p	rice								
Median price	\$1,629,000	Pro	operty Type	Hou	ise		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.

Ade	dress 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



13 Peveril Street, Glen Waverley Vic 3150



Calvin Huang 8849 8088 0433 625 756 calvinhuang@jelliscraig.com.au





**Property Type:** House Agent Comments

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price Year ending June 2023: \$1,629,000

# **Comparable Properties**



8 Durward Av GLEN WAVERLEY 3150 (REI)



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

Agent Comments



Price: \$1,375,000 Method: Auction Sale Date: 16/09/2023 Property Type: House (Res) Land Size: 652 sqm approx



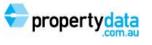
66 Ivanhoe St GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,366,000 Method: Auction Sale Date: 27/05/2023 Property Type: House (Res) Land Size: 654 sqm approx

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





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