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

14 Excalibur Avenue, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,500,000		&		\$1,650,000				
Median sale p	rice								
Median price	\$1,765,500	Pro	operty Type	Hou	se		Suburb	Glen Waverley	
Period - From	01/10/2023	to	31/12/2023		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	16 Gauntlet Av GLEN WAVERLEY 3150	\$1,786,000	16/12/2023
2	55 Glen Tower Dr GLEN WAVERLEY 3150	\$1,660,000	28/10/2023
3	12 Champion Cr GLEN WAVERLEY 3150	\$1,580,000	30/09/2023

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:

05/02/2024 22:39









Property Type: House Land Size: 679 sqm approx Agent Comments

Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price December quarter 2023: \$1,765,500

Comparable Properties



16 Gauntlet Av GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,786,000 Method: Auction Sale Date: 16/12/2023 Property Type: House (Res) Land Size: 651 sqm approx

Agent Comments



55 Glen Tower Dr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,660,000 Method: Auction Sale Date: 28/10/2023 Property Type: House (Res) Land Size: 652 sqm approx

12 Champion Cr GLEN WAVERLEY 3150 (REI/VG)



Price: \$1,580,000 Method: Private Sale Date: 30/09/2023 Property Type: House (Res) Land Size: 653 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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