

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

16 Thomas Arnold Avenue, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,750,000 & \$1,890,000

Median sale price

Median price \$1,795,000 Property Type House Suburb Glen Waverley

Period - From 01/04/2023 to 31/03/2024 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	9b Joyce Av GLEN WAVERLEY 3150	\$1,905,500	02/03/2024
2	31 Whites La GLEN WAVERLEY 3150	\$1,820,000	11/05/2024
3	96 Callaghan Av GLEN WAVERLEY 3150	\$1,805,000	13/04/2024

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: 26/06/2024 09:15



Rooms: 8

Property Type: House (Res)

Land Size: 522 sqm approx

Agent Comments

Discover a complete family residence that seamlessly blends classic elegance with contemporary craftsmanship. Located within the sought-after Pinewood Primary and Brentwood Secondary catchments (STSA).

Indicative Selling Price

\$1,750,000 - \$1,890,000

Median House Price

Year ending March 2024: \$1,795,000

Comparable Properties



9b Joyce Av GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,905,500

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 457 sqm approx



31 Whites La GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,820,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 869 sqm approx



96 Callaghan Av GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,805,000

Method: Auction Sale

Date: 13/04/2024

Property Type: House

Land Size: 530 sqm approx