Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 21 Chivalry Avenue, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,380,000		&		\$1,488,000				
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.

Ade	dress of comparable property	Price	Date of sale
1	963 High Street Rd GLEN WAVERLEY 3150	\$1,530,000	02/12/2023
2	43 Annandale Cr GLEN WAVERLEY 3150	\$1,500,000	09/12/2023
3	18 Almray PI GLEN WAVERLEY 3150	\$1,390,000	03/01/2024

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:

27/02/2024 15:33



21 Chivalry Avenue, Glen Waverley Vic 3150







Property Type: House (Res) **Land Size:** 656 sqm approx Agent Comments Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

Indicative Selling Price \$1,380,000 - \$1,488,000 Median House Price December quarter 2023: \$1,765,500

Comparable Properties



963 High Street Rd GLEN WAVERLEY 3150 (REI)



Price: \$1,530,000 Method: Auction Sale Date: 02/12/2023 Property Type: House (Res) Land Size: 651 sqm approx

43 Annandale Cr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,500,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 652 sqm approx

18 Almray PI GLEN WAVERLEY 3150 (REI)



Agent Comments

Agent Comments



Price: \$1,390,000 Method: Private Sale Date: 03/01/2024 Property Type: House Land Size: 638 sqm approx

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





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