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	24 Paxton Drive, Glen Waverley Vic 3150
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$1,500,000	&	\$1,650,000

Median sale price

Median price	\$1,795,000	Pro	perty 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

Address of comparable property		Price	Date of sale
1	14 Kawana Cr GLEN WAVERLEY 3150	\$1,596,000	08/06/2024
2	3 Cowrie St GLEN WAVERLEY 3150	\$1,581,000	23/03/2024
3	13 Torwood Av GLEN WAVERLEY 3150	\$1,580,000	15/04/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	11/06/2024 16:31





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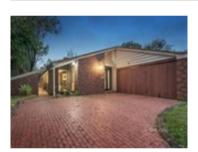
Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** Year ending March 2024: \$1,795,000



Property Type: House

Land Size: 654 sqm approx **Agent Comments**

Comparable Properties



14 Kawana Cr GLEN WAVERLEY 3150 (REI)

Price: \$1,596,000 Method: Auction Sale Date: 08/06/2024

Property Type: House (Res) Land Size: 703 sqm approx

Agent Comments



3 Cowrie St GLEN WAVERLEY 3150 (REI)



Price: \$1,581,000 Method: Auction Sale Date: 23/03/2024

Property Type: House (Res) Land Size: 669 sqm approx

Agent Comments

Agent Comments



13 Torwood Av GLEN WAVERLEY 3150 (REI)

Price: \$1,580,000 Method: Private Sale Date: 15/04/2024 Property Type: House

Account - Jellis Craig | P: 03 88498088



