

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

33 PEPPERELL AVENUE GLEN WAVERLEY VIC 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,750,000

&

\$1,900,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,750

Property type

House

Suburb

Glen Waverley

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

| | | |
|--|-------------|-----------|
| 26 GREENWAYS ROAD GLEN WAVERLEY VIC 3150 | \$1,900,000 | 28-Oct-23 |
| 34 GREENWAYS ROAD GLEN WAVERLEY VIC 3150 | \$1,860,000 | 15-Jul-23 |
| 121 BOGONG AVENUE GLEN WAVERLEY VIC 3150 | \$1,831,000 | 23-Sep-23 |

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 6 months.~~

This Statement of Information was prepared on: 15 November 2023

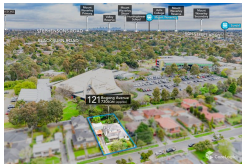

**26 GREENWAYS ROAD GLEN
WAVERLEY VIC 3150**
 3  1  2

 Sold Price ^{RS} **\$1,900,000** Sold Date **28-Oct-23**

 Distance **0.44km**

**34 GREENWAYS ROAD GLEN
WAVERLEY VIC 3150**
 4  2  2

 Sold Price **\$1,860,000** Sold Date **15-Jul-23**

 Distance **0.47km**

**121 BOGONG AVENUE GLEN
WAVERLEY VIC 3150**
 6  3  2

 Sold Price ^{RS} **\$1,831,000** Sold Date **23-Sep-23**

 Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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