

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 53 Pepperell Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$1,306,000 Property Type Townhouse Suburb Glen Waverley

Period - From 12/09/2022 to 11/09/2023 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	1/56 Myrtle St GLEN WAVERLEY 3150	\$1,380,000	23/05/2023
2	34c Illuka Cr MOUNT WAVERLEY 3149	\$1,310,000	03/06/2023
3	4/31-33 Rob Roy St GLEN WAVERLEY 3150	\$1,250,000	03/06/2023

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: 12/09/2023 16:38

53 Pepperell Avenue, Glen Waverley Vic 3150

**Jellis
Craig**

Stan Song

8849 8088

0452 180 920

stansong@jellisrcraig.com.au

Indicative Selling Price

\$1,250,000 - \$1,375,000

Median Townhouse Price

12/09/2022 - 11/09/2023: \$1,306,000



 4  3  2

Property Type: House

Agent Comments

Comparable Properties



1/56 Myrtle St GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,380,000

Method: Private Sale

Date: 23/05/2023

Property Type: House

Land Size: 354 sqm approx



34c Illuka Cr MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

 3  2  2

Price: \$1,310,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)

Land Size: 275 sqm approx



4/31-33 Rob Roy St GLEN WAVERLEY 3150
(REI)

Agent Comments

 4  3  2

Price: \$1,250,000

Method: Auction Sale

Date: 03/06/2023

Property Type: Townhouse (Res)

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.