

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

11 Pepperell Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,306,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2020

to 31/12/2020

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 | 3 Walter St GLEN WAVERLEY 3150 | \$1,265,000 | 05/12/2020 |
| 2 | 3 Peveril St GLEN WAVERLEY 3150 | \$1,255,000 | 15/10/2020 |
| 3 | 233 Lawrence Rd MOUNT WAVERLEY 3149 | \$1,027,000 | 05/12/2020 |

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:

27/02/2021 17:50



Property Type:
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
Year ending December 2020: \$1,306,000

Comparable Properties



3 Walter St GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,265,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)
Land Size: 667 sqm approx



3 Peveril St GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$1,255,000
Method: Private Sale
Date: 15/10/2020
Property Type: House
Land Size: 756 sqm approx



233 Lawrence Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,027,000
Method: Auction Sale
Date: 05/12/2020
Property Type: House (Res)
Land Size: 722 sqm approx