# 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	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,150,000		&		\$1,250,000			
Median sale pi	rice							
Median price	\$1,306,000	Pro	operty Type	Hou	se		Suburb	Glen Waverley
Period - From	01/01/2020	to	31/12/2020		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	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

3 Peveril St GLEN WAVERLEY 3150 (REI/VG)



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

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)



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

Account - Philip Webb





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.