

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

20 Avonhurst Drive, Glen Waverley Vic 3150

Indicative selling price

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

Range between

\$1,300,000

&

\$1,400,000

Median sale price

Median price

\$1,770,500

Property Type

House

Suburb

Glen Waverley

Period - From

01/07/2023

to

30/06/2024

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	Price	Date of sale
1	62 Watsons Rd GLEN WAVERLEY 3150	\$1,389,000	25/05/2024
2	116 Watsons Rd GLEN WAVERLEY 3150	\$1,415,000	17/05/2024
3	9 Ivanhoe St GLEN WAVERLEY 3150	\$1,408,000	09/04/2024

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:

16/08/2024 10:35



 4  2  2

Property Type: House
Land Size: 738 sqm approx
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,400,000

Median House Price
Year ending June 2024: \$1,770,500

Comparable Properties



62 Watsons Rd GLEN WAVERLEY 3150 (REI) **Agent Comments**

 3  1  3

Price: \$1,389,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 650 sqm approx



116 Watsons Rd GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**

 3  2  4

Price: \$1,415,000
Method: Private Sale
Date: 17/05/2024
Property Type: House
Land Size: 655 sqm approx



9 Ivanhoe St GLEN WAVERLEY 3150 (REI/VG) **Agent Comments**

 3  1  2

Price: \$1,408,000
Method: Private Sale
Date: 09/04/2024
Property Type: House
Land Size: 711 sqm approx