

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

35 Gauntlet Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,620,000

Property Type House

Suburb Glen Waverley

Period - From 01/01/2021

to

31/12/2021

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	20 Capital Av GLEN WAVERLEY 3150	\$1,416,000	20/12/2021
2	25 King Arthur Dr GLEN WAVERLEY 3150	\$1,400,000	01/10/2021
3	7 Banner Ct GLEN WAVERLEY 3150	\$1,355,000	11/12/2021

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:

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Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

Year ending December 2021: \$1,620,000



Property Type: House (Previously Occupied - Detached)

Land Size: 671 sqm approx

Agent Comments

Comparable Properties



20 Capital Av GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,416,000

Method: Private Sale

Date: 20/12/2021

Property Type: House

25 King Arthur Dr GLEN WAVERLEY 3150 (VG) **Agent Comments**



Price: \$1,400,000

Method: Sale

Date: 01/10/2021

Property Type: House (Res)

Land Size: 721 sqm approx



7 Banner Ct GLEN WAVERLEY 3150 (REI)

Agent Comments



Price: \$1,355,000

Method: Auction Sale

Date: 11/12/2021

Property Type: House (Res)

Land Size: 790 sqm approx

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