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 Avendon Boulevard, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,800,000 & $1,980,000

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	40 Greenways Rd GLEN WAVERLEY 3150	$1,970,000	22/06/2024
2	9 Mavista Av GLEN WAVERLEY 3150	$1,800,000	06/06/2024
3	57 Orchard St GLEN WAVERLEY 3150	$1,846,000	11/05/2024

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: 10/10/2024 16:50

20 Avendon Boulevard, Glen Waverley Vic 3150

Ras van der Merwe
8849 8088
0457 316 306
rasvandermerwe@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 594 sqm approx

Agent Comments

Indicative Selling Price
$1,800,000 - $1,980,000
Median House Price
Year ending June 2024: $1,770,500

Comparable Properties



40 Greenways Rd GLEN WAVERLEY 3150 (REI/VG)

4 2 2

Price: $1,970,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments



9 Mavista Av GLEN WAVERLEY 3150 (VG)

4 - -

Price: $1,800,000
Method: Sale
Date: 06/06/2024
Property Type: House (Res)
Land Size: 650 sqm approx

Agent Comments



57 Orchard St GLEN WAVERLEY 3150 (REI/VG)

4 2 3

Price: $1,846,000
Method: Auction Sale
Date: 11/05/2024
Property Type: House (Res)
Land Size: 657 sqm approx

Agent Comments

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