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	5 Pippin Avenue, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,752,000 Property Type House Suburb Glen Waverley

Period - From 01/04/2024 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	3 Cypress Av GLEN WAVERLEY 3150	$1,558,000	24/08/2024
2	11 Venice Ct GLEN WAVERLEY 3150	$1,600,000	17/08/2024
3	6 Layton Ct GLEN WAVERLEY 3150	$1,532,000	28/06/2024

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: 04/09/2024 09:25

5 Pippin Avenue, Glen Waverley Vic 3150

Calvin Huang
8849 8088
0433 625 756
calvinhuang@jelliscraig.com.au



3 1 1

Property Type:
Agent Comments

Indicative Selling Price
$1,500,000 - $1,600,000
Median House Price
June quarter 2024: $1,752,000

Comparable Properties



3 Cypress Av GLEN WAVERLEY 3150 (REI)

3 1 3

Price: $1,558,000
Method: Auction Sale
Date: 24/08/2024
Property Type: House (Res)
Land Size: 649 sqm approx

Agent Comments



11 Venice Ct GLEN WAVERLEY 3150 (REI)

3 1 1

Price: $1,600,000
Method: Auction Sale
Date: 17/08/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments



6 Layton Ct GLEN WAVERLEY 3150 (REI)

3 1 2

Price: $1,532,000
Method: Private Sale
Date: 28/06/2024
Property Type: House
Land Size: 638 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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