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	19 Guinevere Parade, Glen Waverley Vic 3150

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,720,500 Property Type House Suburb Glen Waverley

Period - From 12/11/2023 to 11/11/2024 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 Cumberland Ct GLEN WAVERLEY 3150	$1,611,000	26/10/2024
2	18 Creswick St GLEN WAVERLEY 3150	$1,615,000	12/10/2024
3	65 Shepherd Rd GLEN WAVERLEY 3150	$1,800,000	12/10/2024

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: 12/11/2024 10:35

19 Guinevere Parade, Glen Waverley Vic 3150

Sue Li
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4 2 2

Rooms: 7
Property Type: House (Res)
Land Size: 652 sqm approx

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median House Price
12/11/2023 - 11/11/2024: $1,720,500

Comparable Properties



3 Cumberland Ct GLEN WAVERLEY 3150 (REI)

4 2 2

Price: $1,611,000
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 808 sqm approx

Agent Comments



18 Creswick St GLEN WAVERLEY 3150 (REI)

4 2 2

Price: $1,615,000
Method: Private Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 769 sqm approx

Agent Comments



65 Shepherd Rd GLEN WAVERLEY 3150 (REI)

4 2 2

Price: $1,800,000
Method: Auction Sale
Date: 12/10/2024
Property Type: House (Res)
Land Size: 722 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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