

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

559 High Street Road, Mount Waverley Vic 3149

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 \$1,560,000 Property Type House Suburb Mount 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	334 High Street Rd MOUNT WAVERLEY 3149	\$1,500,000	24/09/2021
2	520 High Street Rd MOUNT WAVERLEY 3149	\$1,500,000	16/09/2021
3	24 Larch Cr MOUNT WAVERLEY 3149	\$1,460,000	12/03/2022

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:

15/03/2022 15:36



Property Type: House (Res)

Land Size: 793 sqm approx

Agent Comments

Indicative Selling Price

\$1,500,000 - \$1,600,000

Median House Price

Year ending December 2021: \$1,560,000

Comparable Properties



334 High Street Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,500,000

Method: Sold Before Auction

Date: 24/09/2021

Property Type: House (Res)

Land Size: 803 sqm approx

520 High Street Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$1,500,000

Method: Sale

Date: 16/09/2021

Property Type: House (Res)

Land Size: 729 sqm approx



24 Larch Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,460,000

Method: Auction Sale

Date: 12/03/2022

Property Type: House

Land Size: 727 sqm approx

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