

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 35b Therese Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$850,000 & \$930,000

Median sale price

Median price \$1,135,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2023 to 30/09/2024 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	2/17 French St MOUNT WAVERLEY 3149	\$915,000	21/10/2024
2	1/10 Mummery St MOUNT WAVERLEY 3149	\$985,000	12/10/2024
3			

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: 07/11/2024 23:00



 2  1  1

Property Type: Townhouse (Res)

Land Size: 339 sqm approx

Agent Comments

Indicative Selling Price

\$850,000 - \$930,000

Median Unit Price

Year ending September 2024: \$1,135,000

Comparable Properties



2/17 French St MOUNT WAVERLEY 3149 (REI) Agent Comments

 2  1  1

Price: \$915,000

Method: Sold Before Auction

Date: 21/10/2024

Property Type: Unit



1/10 Mummery St MOUNT WAVERLEY 3149 (REI) Agent Comments

 2  1  1

Price: \$985,000

Method: Auction Sale

Date: 12/10/2024

Property Type: Unit

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.

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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