## 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

1/343 High Street Road, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,160,000		&		\$1,276,000				
Median sale price									
Median price	\$1,290,000	Pro	operty Type	Том	nhouse		Suburb	Mount Waverley	
Period - From	25/07/2022	to	24/07/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	5b Hayfield Rd MOUNT WAVERLEY 3149	\$1,453,000	27/05/2023
2	2/30 Jubilee St MOUNT WAVERLEY 3149	\$1,280,000	22/03/2023
3	292c Highbury Rd MOUNT WAVERLEY 3149	\$1,240,000	11/03/2023

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:

25/07/2023 15:12









Property Type: Townhouses (Res) Land Size: 332 sqm approx Agent Comments Indicative Selling Price \$1,160,000 - \$1,276,000 Median Townhouse Price 25/07/2022 - 24/07/2023: \$1,290,000

# **Comparable Properties**



#### 5b Hayfield Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,453,000 Method: Auction Sale Date: 27/05/2023 Property Type: Townhouse (Res) Land Size: 371 sqm approx



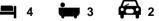
2/30 Jubilee St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,280,000 Method: Private Sale Date: 22/03/2023 Property Type: Townhouse (Single)



292c Highbury Rd MOUNT WAVERLEY 3149 Agent Comments (REI/VG)



Price: \$1,240,000 Method: Auction Sale Date: 11/03/2023 Property Type: Townhouse (Res) Land Size: 216 sqm approx

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



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