

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

2/25 Quaintance Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,180,000 & \$1,280,000

Median sale price

Median price \$1,176,250 Property Type Unit Suburb Mount 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	2/16 Yooralla St ASHWOOD 3147	\$1,240,000	16/04/2024
2	2/71 Hilton St MOUNT WAVERLEY 3149	\$1,245,000	23/06/2024
3	1/2 Arthur St ASHWOOD 3147	\$1,292,000	16/03/2024

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:

28/08/2024 11:54



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Property Type: Unit
Land Size: 300 sqm approx
Agent Comments

Indicative Selling Price
\$1,180,000 - \$1,280,000
Median Unit Price
June quarter 2024: \$1,176,250

Comparable Properties



2/16 Yooralla St ASHWOOD 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,240,000
Method: Private Sale
Date: 16/04/2024
Property Type: Unit



2/71 Hilton St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,245,000
Method: Private Sale
Date: 23/06/2024
Property Type: Unit



1/2 Arthur St ASHWOOD 3147 (REI/VG)

Agent Comments

3 2 2

Price: \$1,292,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit
Land Size: 391 sqm approx

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