### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

\$1,230,000

#### Property offered for sale

Address Including suburb and postcode	
,	

#### Indicative selling price

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

Range between	\$1,200,000	&	\$1,320,000
Range between	\$1,200,000	&	\$1,320,000

#### Median sale price

Median price	\$1,601,500	Pro	perty Type Ho	use	Suburb	Mount Waverley
Period - From	01/04/2024	to	30/06/2024	Source	REIV	

#### Comparable property sales (\*Delete A or B below as applicable)

57 Pamela St MOUNT WAVERLEY 3149

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	38 Bales St MOUNT WAVERLEY 3149	\$1,251,000	06/07/2024
2	2 55 Bales St MOUNT WAVERLEY 3149	\$1,257,000	04/05/2024

#### OR

3

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:	22/08/2024 13:26



20/04/2024







**Property Type:** House **Land Size:** 741 sqm approx Agent Comments

Indicative Selling Price \$1,200,000 - \$1,320,000 Median House Price June quarter 2024: \$1,601,500

## Comparable Properties



38 Bales St MOUNT WAVERLEY 3149 (REI)

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Price: \$1,251,000 Method: Auction Sale Date: 06/07/2024

**Property Type:** House (Res) **Land Size:** 740 sqm approx

**Agent Comments** 



55 Bales St MOUNT WAVERLEY 3149 (REI)

**Price:** \$1,257,000 **Method:** Auction Sale **Date:** 04/05/2024

Property Type: House (Res) Land Size: 727 sqm approx **Agent Comments** 



57 Pamela St MOUNT WAVERLEY 3149 (REI)

Price: \$1,230,000 Method: Auction Sale

**Date:** 20/04/2024 **Property Type:** House (Res) **Land Size:** 721 sqm approx Agent Comments

Account - Barry Plant | P: 03 9803 0400





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