Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 67 Headingley Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,500,000		&		\$1,650,000			
Median sale price								
Median price	\$1,650,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/10/2024	to	31/12/2024		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	8 Wills Av MOUNT WAVERLEY 3149	\$1,610,000	14/12/2024
2	50 St Albans St MOUNT WAVERLEY 3149	\$1,750,000	14/10/2024
3	3 Napier Ct MOUNT WAVERLEY 3149	\$1,500,000	14/09/2024

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:

20/03/2025 14:40









Property Type: House Land Size: 762 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price December quarter 2024: \$1,650,000

Comparable Properties

8 Wills Av MOUNT WAVERLEY 3149 (REI) 3 1 3 3 Price: \$1,610,000 Method: Auction Sale Date: 14/12/2024 Property Type: House (Res)	Agent Comments
50 St Albans St MOUNT WAVERLEY 3149 (VG) 3	Agent Comments
3 Napier Ct MOUNT WAVERLEY 3149 (REI/VG) 4 3 6 2 Price: \$1,500,000 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 760 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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