

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

41 Torroodun Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,314,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2020 to 31/12/2020 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	3 Wallabah St MOUNT WAVERLEY 3149	\$1,355,000	20/03/2021
2	3 French St MOUNT WAVERLEY 3149	\$1,242,000	19/03/2021
3	40 Hampshire Rd GLEN WAVERLEY 3150	\$1,188,800	13/03/2021

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: 03/04/2021 09:59



 3  1  1

Property Type: House
Land Size: 744 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
December quarter 2020: \$1,314,000

Comparable Properties

3 Wallabah St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 3  1  2

Price: \$1,355,000
Method: Auction Sale
Date: 20/03/2021
Property Type: House
Land Size: 775 sqm approx



3 French St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 3  1  2

Price: \$1,242,000
Method: Auction Sale
Date: 19/03/2021
Property Type: House (Res)
Land Size: 729 sqm approx



40 Hampshire Rd GLEN WAVERLEY 3150 (REI) **Agent Comments**

 3  2  2

Price: \$1,188,800
Method: Auction Sale
Date: 13/03/2021
Property Type: House (Res)
Land Size: 733 sqm approx