

# 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

12 Russell Crescent, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,820,000

### Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/07/2021

to

30/09/2021

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	11 Keylana Blvd MOUNT WAVERLEY 3149	\$1,830,000	07/10/2021
2	14 McLaren St MOUNT WAVERLEY 3149	\$1,825,000	03/11/2021
3	34 Meredith St MOUNT WAVERLEY 3149	\$1,770,000	01/10/2021

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:

20/12/2021 11:36



 4  2  2

**Property Type:** House (Res)

**Land Size:** 761 sqm approx

**Agent Comments**

**Indicative Selling Price**

\$1,820,000

**Median House Price**

September quarter 2021: \$1,600,000

## Comparable Properties



**11 Keylana Blvd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 4  2  3

**Price:** \$1,830,000

**Method:** Private Sale

**Date:** 07/10/2021

**Property Type:** House (Res)



**14 McLaren St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$1,825,000

**Method:** Sold Before Auction

**Date:** 03/11/2021

**Property Type:** House (Res)



**34 Meredith St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**

 4  2  4

**Price:** \$1,770,000

**Method:** Sold Before Auction

**Date:** 01/10/2021

**Property Type:** House (Res)

**Land Size:** 648 sqm approx

**Account - Barry Plant** | P: 03 9803 0400 | F: 03 9803 0814