## 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	12 Russell Crescent, Mount Waverley Vic 3149
Including suburb and	
postcode	

### Indicative selling price

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

Single price \$1,820,000

### Median sale price

Median price	\$1,600,000	Pro	perty 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

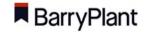
Add	dress of comparable property	Price	Date of sale
1	11 Keylana Blvd MOUNT WAVERLEY 3149	\$1,830,000	07/10/2021
2	14 Mclaren St MOUNT WAVERLEY 3149	\$1,825,000	03/11/2021
3	34 Meredith St MOUNT WAVERLEY 3149	\$1,770,000	01/10/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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













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

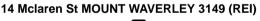
(REI)



Price: \$1,830,000 Method: Private Sale Date: 07/10/2021

Property Type: House (Res)

**Agent Comments** 









Price: \$1,825,000

Method: Sold Before Auction

Date: 03/11/2021

Property Type: House (Res)

Agent Comments



34 Meredith St MOUNT WAVERLEY 3149 (REI) Agent Comments





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



