

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

19 Brand Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,600,000 & \$2,800,000

Median sale price

Median price \$1,626,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2023 to 30/06/2024 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	15 Allister St MOUNT WAVERLEY 3149	\$2,650,000	07/02/2024
2	378 Highbury Rd MOUNT WAVERLEY 3149	\$2,810,000	05/05/2024
3	4 Esperance Rd MOUNT WAVERLEY 3149	\$2,850,000	03/02/2024

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:

01/08/2024 14:05



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Property Type: House
Land Size: 728 sqm approx
Agent Comments

Indicative Selling Price
\$2,600,000 - \$2,800,000
Median House Price
Year ending June 2024: \$1,626,000

Comparable Properties



15 Allister St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

5 4 4

Price: \$2,650,000
Method: Private Sale
Date: 07/02/2024
Property Type: House
Land Size: 850 sqm approx



378 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

5 4 2

Price: \$2,810,000
Method: Private Sale
Date: 05/05/2024
Property Type: House (Res)
Land Size: 663 sqm approx



4 Esperance Rd MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

5 5 2

Price: \$2,850,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 652 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481