

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

251 High Street Road, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,500,000

Median sale price

Median price

\$1,725,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2023

to

30/06/2023

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 Kippax Ct MOUNT WAVERLEY 3149	\$1,956,000	15/07/2023
2	41 Edmonds Av ASHWOOD 3147	\$1,843,000	08/09/2023
3			

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:

03/10/2023 21:57



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Property Type: House
Land Size: 751 sqm approx
Agent Comments

Indicative Selling Price
\$1,500,000

Median House Price
June quarter 2023: \$1,725,000

Comparable Properties



15 Kippax Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,956,000
Method: Auction Sale
Date: 15/07/2023
Property Type: House (Res)
Land Size: 650 sqm approx



41 Edmonds Av ASHWOOD 3147 (REI)

Agent Comments

4 2 1

Price: \$1,843,000
Method: Sold Before Auction
Date: 08/09/2023
Property Type: House (Res)
Land Size: 698 sqm approx

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.