

# 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

5/24 Adrienne 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

\$1,000,000

### Median sale price

Median price

\$1,278,000

Property Type

Townhouse

Suburb

Mount Waverley

Period - From

19/09/2021

to

18/09/2022

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	1/43 Albert St MOUNT WAVERLEY 3149	\$1,280,000	07/05/2022
2	2/17 Pamela St MOUNT WAVERLEY 3149	\$1,003,000	07/09/2022
3	3/62 Talbot Rd MOUNT WAVERLEY 3149	\$990,800	29/07/2022

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:

19/09/2022 13:58



 3    2    2

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 301 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,000,000

**Median Townhouse Price**

19/09/2021 - 18/09/2022: \$1,278,000

## Comparable Properties



**1/43 Albert St MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 07/05/2022

**Property Type:** Townhouse (Res)

**Land Size:** 285 sqm approx



**2/17 Pamela St MOUNT WAVERLEY 3149 (REI)** Agent Comments

 3    2    1

**Price:** \$1,003,000

**Method:** Sold Before Auction

**Date:** 07/09/2022

**Property Type:** Townhouse (Res)



**3/62 Talbot Rd MOUNT WAVERLEY 3149 (REI)** Agent Comments

 3    3    2

**Price:** \$990,800

**Method:** Sold Before Auction

**Date:** 29/07/2022

**Property Type:** Townhouse (Res)

Account - Philip Webb