

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

2/10-12 Stewart Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$670,000 & \$730,000

Median sale price

Median price \$1,145,000 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2024 to 30/09/2024 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 | 4/321 Blackburn Rd MOUNT WAVERLEY 3149 | \$687,500 | 15/08/2024 |
| 2 | 2/7 Carramar Av GLEN WAVERLEY 3150 | \$724,000 | 06/07/2024 |
| 3 | 2/80 Price Av MOUNT WAVERLEY 3149 | \$675,000 | 18/05/2024 |

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: 18/11/2024 15:37



Rooms: 4
Property Type: Flat
Agent Comments

Indicative Selling Price
\$670,000 - \$730,000
Median Unit Price
September quarter 2024: \$1,145,000

Comparable Properties



4/321 Blackburn Rd MOUNT WAVERLEY 3149 (REI/VG) [Agent Comments](#)



Price: \$687,500
Method: Sold Before Auction
Date: 15/08/2024
Property Type: Unit
Land Size: 252 sqm approx



2/7 Carramar Av GLEN WAVERLEY 3150 (REI/VG) [Agent Comments](#)



Price: \$724,000
Method: Auction Sale
Date: 06/07/2024
Property Type: Unit



2/80 Price Av MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)



Price: \$675,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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