

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

22 Pamay Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$2,850,000

&

\$2,950,000

Median sale price

Median price

\$1,710,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2023

to

31/03/2023

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	2 Pamay Rd MOUNT WAVERLEY 3149	\$2,950,000	06/01/2023
2	35 Josephine Av MOUNT WAVERLEY 3149	\$2,930,000	18/03/2023
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:

06/05/2023 22:30



5 6 2

Property Type: House (Res)

Land Size: 905 sqm approx

Agent Comments

Indicative Selling Price

\$2,850,000 - \$2,950,000

Median House Price

March quarter 2023: \$1,710,000

Comparable Properties



2 Pamay Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

6 4 2

Price: \$2,950,000

Method: Private Sale

Date: 06/01/2023

Property Type: House

Land Size: 746 sqm approx



35 Josephine Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

5 5 2

Price: \$2,930,000

Method: Auction Sale

Date: 18/03/2023

Property Type: House (Res)

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.