

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

1/14 Grenfell Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,245,000

Property Type

Unit

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	1/30 Irving St MOUNT WAVERLEY 3149	\$1,270,000	29/04/2023
2	1/59 Park La MOUNT WAVERLEY 3149	\$1,390,000	29/07/2023
3	1/49 Irving St MOUNT WAVERLEY 3149	\$1,650,000	02/09/2023

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:

05/09/2023 15:26



3 2 2

Property Type: Unit
Land Size: 348 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000

Median Unit Price
June quarter 2023: \$1,245,000

Comparable Properties



1/30 Irving St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 2 2

Price: \$1,270,000
Method: Auction Sale
Date: 29/04/2023
Property Type: Unit



1/59 Park La MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,390,000
Method: Auction Sale
Date: 29/07/2023
Property Type: House (Res)



1/49 Irving St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,650,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit
Land Size: 422 sqm approx