

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 2/43 Stanley Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$990,000 & \$1,089,000

Median sale price

Median price \$1,293,250 Property Type Townhouse Suburb Mount Waverley

Period - From 04/12/2023 to 03/12/2024 Source Property Data

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	1/39 Therese Av MOUNT WAVERLEY 3149	\$1,090,000	24/11/2024
2	3/24 Adrienne Cr MOUNT WAVERLEY 3149	\$1,090,000	31/10/2024
3	10/38 Sampson Dr MOUNT WAVERLEY 3149	\$1,065,000	18/10/2024

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: 04/12/2024 11:53



Property Type:
Agent Comments

Indicative Selling Price
\$990,000 - \$1,089,000
Median Townhouse Price
04/12/2023 - 03/12/2024: \$1,293,250

Comparable Properties



1/39 Therese Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,090,000
Method: Auction Sale
Date: 24/11/2024
Property Type: Townhouse (Res)



3/24 Adrienne Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,090,000
Method: Auction Sale
Date: 31/10/2024
Property Type: Townhouse (Res)



10/38 Sampson Dr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,065,000
Method: Sold Before Auction
Date: 18/10/2024
Property Type: Townhouse (Res)

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