Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/10 Portsmouth Street, Mount Waverley Vic 3149

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | v.au/ | underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|-----------|------|--------|----------------|
| Range betweer | ו \$670,000 | | & | | \$730,000 | | | |
| Median sale pr | rice | | | | | | | |
| Median price | \$957,500 | Pro | operty Type | Unit | | | Suburb | Mount Waverley |
| Period - From | 04/08/2022 | to | 03/08/2023 | | So | urce | 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Ad | dress of comparable property | Price | Date of sale |
|----|--|-----------|--------------|
| 1 | 1/454 High Street Rd MOUNT WAVERLEY 3149 | \$690,000 | 25/03/2023 |
| 2 | 4/447 High Street Rd MOUNT WAVERLEY 3149 | \$681,000 | 13/05/2023 |
| 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:

03/08/2023 08:41









Rooms: 3 Property Type: Unit Land Size: 133 sqm approx Agent Comments Indicative Selling Price \$670,000 - \$730,000 Median Unit Price 04/08/2022 - 03/08/2023: \$957,500

Comparable Properties



1/454 High Street Rd MOUNT WAVERLEY 3149 Agent Comments (REI/VG)



Price: \$690,000 Method: Auction Sale Date: 25/03/2023 Property Type: Unit



4/447 High Street Rd MOUNT WAVERLEY 3149 Agent Comments (REI)



Price: \$681,000 Method: Auction Sale Date: 13/05/2023 Property Type: Unit Land Size: 172 sqm approx

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.

Account - Barry Plant | P: 03 9803 0400





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