

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

4/10 Portsmouth 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 \$957,500

Property Type Unit

Suburb Mount Waverley

Period - From 04/08/2022

to

03/08/2023

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	1/454 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



 2  1  1

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)

 2  1  1

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



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

 2  1  2

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.