# 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**<sup>\*</sup> 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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