

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

21 Pamela Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,601,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2021 to 31/03/2022 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	4 Oakern St MOUNT WAVERLEY 3149	\$1,220,000	28/05/2022
2	111 Therese Av MOUNT WAVERLEY 3149	\$1,164,000	28/05/2022
3	77 Lemont Av MOUNT WAVERLEY 3149	\$1,120,000	04/06/2022

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:

15/06/2022 15:13

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median House Price

Year ending March 2022: \$1,601,000



 3  1  2

Property Type: House

Land Size: 728 sqm approx

Agent Comments

Comparable Properties



4 Oakern St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$1,220,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 729 sqm approx



111 Therese Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  1

Price: \$1,164,000

Method: Auction Sale

Date: 28/05/2022

Property Type: House (Res)

Land Size: 652 sqm approx

77 Lemont Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  2  1

Price: \$1,120,000

Method: Auction Sale

Date: 04/06/2022

Property Type: House (Res)

Land Size: 658 sqm approx