## 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 21 Pamela Street, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,601,000	Pro	operty Type	Hous	se		Suburb	Mount Waverley
Period - From	01/04/2021	to	31/03/2022		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress 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

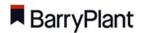
OR

**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





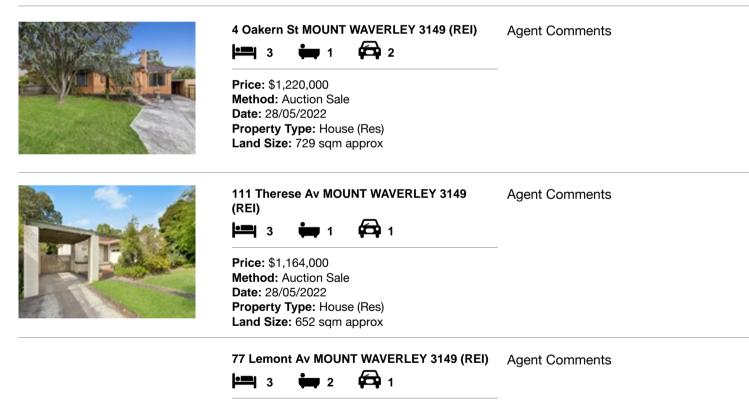




Property Type: House Land Size: 728 sqm approx Agent Comments Carolyn Barton 9807 2333 0423 200 674 cbarton@barryplant.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price Year ending March 2022: \$1,601,000

# **Comparable Properties**



Price: \$1,120,000 Method: Auction Sale Date: 04/06/2022 Property Type: House (Res) Land Size: 658 sqm approx

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814

propertydata



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