

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

6 Gwynne Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,580,000 & \$1,700,000

Median sale price

Median price \$1,600,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2021 to 30/06/2022 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	31 White St MOUNT WAVERLEY 3149	\$1,756,800	18/07/2022
2	15 Bruce St MOUNT WAVERLEY 3149	\$1,682,000	16/07/2022
3	26 Waimarie Dr MOUNT WAVERLEY 3149	\$1,680,000	31/08/2022

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:

28/09/2022 15:05



 4  2  1

Property Type: House (Res)

Land Size: 855 sqm approx

Agent Comments

Indicative Selling Price

\$1,580,000 - \$1,700,000

Median House Price

Year ending June 2022: \$1,600,000

Comparable Properties



31 White St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$1,756,800

Method: Sold Before Auction

Date: 18/07/2022

Property Type: House

Land Size: 847 sqm approx

15 Bruce St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$1,682,000

Method: Auction Sale

Date: 16/07/2022

Property Type: House (Res)



26 Waimarie Dr MOUNT WAVERLEY 3149 (REI) **Agent Comments**

 5  3  3

Price: \$1,680,000

Method: Private Sale

Date: 31/08/2022

Property Type: House

Land Size: 771 sqm approx

Account - Barry Plant | P: 03 9807 2333 | F: 03 9807 8278