

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

42b Illuka Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2023 to 31/12/2023 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	1/58 Albert St MOUNT WAVERLEY 3149	\$2,150,000	24/09/2023
2	14a Bruce St MOUNT WAVERLEY 3149	\$2,030,000	26/10/2023
3	3 Margaret Gray CI GLEN WAVERLEY 3150	\$2,013,000	16/09/2023

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: 16/02/2024 15:58

42b Illuka Crescent, Mount Waverley Vic 3149

McGrath

Wilson Shi

03 9889 8800

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Wilsonshi@Mcgrath.com.au

Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending December 2023: \$1,660,000



5 3 6

Property Type: House

Agent Comments

Comparable Properties



1/58 Albert St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

5 3 3

Price: \$2,150,000

Method: Auction Sale

Date: 24/09/2023

Property Type: House (Res)

Land Size: 401 sqm approx



14a Bruce St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 4

Price: \$2,030,000

Method: Private Sale

Date: 26/10/2023

Property Type: Townhouse (Single)

Land Size: 318 sqm approx



3 Margaret Gray CI GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

5 2 2

Price: \$2,013,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 511 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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