

# 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

34 Kay Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,350,000

### Median sale price

Median price

\$1,775,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2024

to

31/03/2024

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 | 56 Outlook Rd MOUNT WAVERLEY 3149    | \$1,686,000 | 19/01/2024   |
| 2 | 57 Headingley Rd MOUNT WAVERLEY 3149 | \$1,635,000 | 03/04/2024   |
| 3 | 20 Hayfield Rd MOUNT WAVERLEY 3149   | \$1,588,000 | 01/03/2024   |

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:

17/04/2024 22:24



4   2   1

**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 726 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,350,000  
**Median House Price**  
March quarter 2024: \$1,775,000

Comparable Properties



56 Outlook Rd MOUNT WAVERLEY 3149 (REI)   **Agent Comments**

4   2   2

**Price:** \$1,686,000  
**Method:** Private Sale  
**Date:** 19/01/2024  
**Property Type:** House  
**Land Size:** 733 sqm approx



57 Headingly Rd MOUNT WAVERLEY 3149 (REI)   **Agent Comments**

4   2   2

**Price:** \$1,635,000  
**Method:** Private Sale  
**Date:** 03/04/2024  
**Property Type:** House  
**Land Size:** 770 sqm approx



20 Hayfield Rd MOUNT WAVERLEY 3149 (REI)   **Agent Comments**

4   2   2

**Price:** \$1,588,000  
**Method:** Auction Sale  
**Date:** 01/03/2024  
**Property Type:** House (Res)  
**Land Size:** 756 sqm approx