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

481 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,250,000		&		\$1,350,000				
Median sale p	rice								
Median price	\$1,580,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley	
Period - From	24/07/2022	to	23/07/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	66 Ivanhoe St GLEN WAVERLEY 3150	\$1,366,000	27/05/2023
2	460 Waverley Rd MOUNT WAVERLEY 3149	\$1,330,000	29/04/2023
3	458 Waverley Rd MOUNT WAVERLEY 3149	\$1,316,000	29/04/2023

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:

24/07/2023 12:18



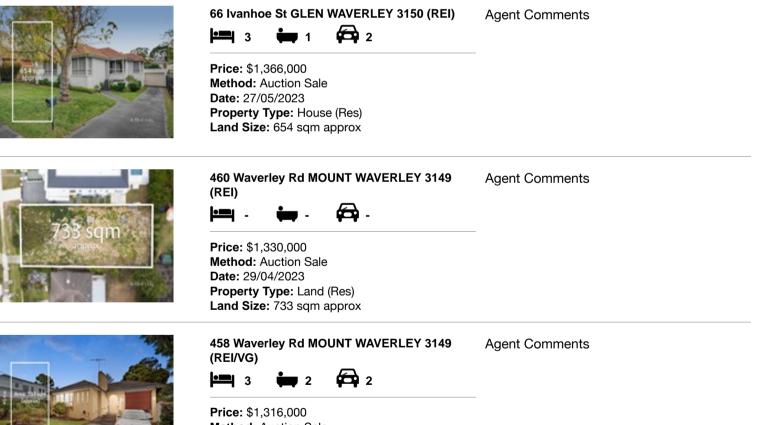
Harcourts





Property Type: House (Res) **Land Size:** 644 sqm approx Agent Comments Indicative Selling Price \$1,250,000 - \$1,350,000 Median House Price 24/07/2022 - 23/07/2023: \$1,580,000

Comparable Properties



Price: \$1,316,000 Method: Auction Sale Date: 29/04/2023 Property Type: House (Res) Land Size: 725 sqm approx

Account - Harcourts Vermont South | P: 03 98861008



propertydata

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