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

18 Park Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,400,000		&		\$1,450,0	00		
Median sale price								
Median price	\$1,725,000	Pro	operty Type	Hou	ise		Suburb	Mount Waverley
Period - From	01/04/2023	to	30/06/2023		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.

Ade	dress of comparable property	Price	Date of sale
1	1 Magna Ct MOUNT WAVERLEY 3149	\$1,400,000	16/07/2023
2	22 Stocks Rd MOUNT WAVERLEY 3149	\$1,450,000	19/04/2023
3	34 Andrew St MOUNT WAVERLEY 3149	\$1,414,000	25/03/2023

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:

27/07/2023 13:11









Property Type: Agent Comments Indicative Selling Price \$1,400,000 - \$1,450,000 Median House Price June quarter 2023: \$1,725,000

Comparable Properties

1 Magna Ct MOUNT WAVERLEY 3149 (REI) 3 2 2 2 Price: \$1,400,000 Method: Sold After Auction Date: 16/07/2023 Property Type: House Land Size: 726 sqm approx	Agent Comments
22 Stocks Rd MOUNT WAVERLEY 3149 (REI/VG) Price: \$1,450,000 Method: Private Sale Date: 19/04/2023 Property Type: House Land Size: 722 sqm approx	Agent Comments
34 Andrew St MOUNT WAVERLEY 3149 (REI) 1 <t< td=""><td>Agent Comments</td></t<>	Agent Comments

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



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