

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 between \$1,400,000

&

\$1,450,000

Median sale price

Median price \$1,725,000

Property Type House

Suburb Mount Waverley

Period - From 01/04/2023

to

30/06/2023

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 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)

Agent Comments



Price: \$1,400,000
Method: Sold After Auction
Date: 16/07/2023
Property Type: House
Land Size: 726 sqm approx



22 Stocks Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,450,000
Method: Private Sale
Date: 19/04/2023
Property Type: House
Land Size: 722 sqm approx



34 Andrew St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,414,000
Method: Auction Sale
Date: 25/03/2023
Property Type: House (Res)
Land Size: 724 sqm approx