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

30 Waratah Street, St Andrews VIC 3761

Indicative selling price

| For the meaning | of this price see | e con | sumer.vic.gov.au | ı/underquoti | ng | | | | |
|----------------------------------------------------------------|-------------------|-------|------------------|--------------|------|-----------|------------|--|--|
| Single price | \$1,600,000 | | | | | | | | |
| Median sale p | rice | | | | | | | | |
| Median price | \$920,000 | Pr | operty Type Hou | Jse | | Suburb | St Andrews | | |
| Period - From | 01/08/2024 | to | 31/01/2025 | Sou | ırce | price_fir | nder | | |
| Comparable property sales (*Delete A or B below as applicable) | | | | | | | | | |

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.

| Address of comparable property | Price | Date of sale |
|--------------------------------|-------------|--------------|
| 131 School Road St Andrews VIC | \$1,625,000 | 08/11/2024 |
| | | |
| | | |

This Statement of Information was prepared on:

01/02/2025





Property Type: House Daniel Brittain 99893377 0433 066 217 dbrittain@morrisonkleeman.com.au Indicative Selling Price

Median House Price Year ending January 2025: \$920,000

Comparable Properties



131 School Road St Andrews VIC

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Price: \$1,625,000 Date: 08/11/2024 Property Type: House Land Size: 89873.560102 sqm approx

Account - Morrison Kleeman Diamond Creek | P: 9989 3377



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