

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

3/2 Grenfell Road, Mount Waverley Vic 3149
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

 &

\$770,000

Median sale price

Median price

\$902,500

 Property Type

Unit

 Suburb

Mount Waverley

Period - From

21/07/2021

 to

20/07/2022

 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	2/27 Lee Av, Mount Waverley, Vic 3149, Australia	\$725,000	16/07/2022
2	3/1 Winbourne Rd MOUNT WAVERLEY 3149	\$770,000	19/02/2022
3	2/4 Holskamp St MOUNT WAVERLEY 3149	\$753,000	19/04/2022

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:

21/07/2022 09:54



 2  1  1

Rooms: 3
Property Type: Villa
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
21/07/2021 - 20/07/2022: \$902,500

Comparable Properties



2/27 Lee Av, Mount Waverley, Vic 3149, Australia (REI)

Agent Comments

 2  1  1

Price: \$725,000
Method:
Date: 16/07/2022
Property Type: House



3/1 Winbourne Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 2  1  1

Price: \$770,000
Method: Auction Sale
Date: 19/02/2022
Property Type: Unit



2/4 Holskamp St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 2  1  2

Price: \$753,000
Method: Private Sale
Date: 19/04/2022
Property Type: Unit

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814