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	

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
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Median sale price

Median price	\$1,660,000	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/07/2023	to	30/09/2023		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

Address of comparable property		Price	Date of sale
1	281 Waverley Rd MOUNT WAVERLEY 3149	\$1,638,000	07/09/2023
2	294 Waverley Rd MOUNT WAVERLEY 3149	\$1,560,000	20/05/2023
3	1 Imperial Av MOUNT WAVERLEY 3149	\$1,530,000	21/08/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

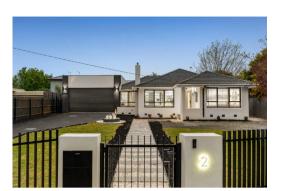
This Statement of Information was prepared on:	02/11/2023 11:20



McGrath

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Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** September quarter 2023: \$1,660,000





Property Type: House **Agent Comments**

Comparable Properties



281 Waverley Rd MOUNT WAVERLEY 3149

(VG)

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Method: Sale Date: 07/09/2023

Price: \$1,638,000

Property Type: House (Res) Land Size: 649 sqm approx

Agent Comments



294 Waverley Rd MOUNT WAVERLEY 3149

(REI/VG)

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Price: \$1.560.000 Method: Auction Sale Date: 20/05/2023

Property Type: House (Res) Land Size: 741 sqm approx

Agent Comments



1 Imperial Av MOUNT WAVERLEY 3149 (REI)





Price: \$1,530,000 Method: Private Sale Date: 21/08/2023 Property Type: House Land Size: 657 sqm approx **Agent Comments**

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



