

# 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

39 Irving Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$1,600,000

&

\$1,760,000

### Median sale price

Median price

\$1,500,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2021

to

31/03/2021

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	23 Park La MOUNT WAVERLEY 3149	\$1,665,000	15/05/2021
2	34 Gwynne St MOUNT WAVERLEY 3149	\$1,840,000	03/05/2021
3	16 St Albans St MOUNT WAVERLEY 3149	\$1,852,000	17/04/2021

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:

25/06/2021 14:47



3 1 1

**Property Type:** House (Res)

**Land Size:** 736 sqm approx

Agent Comments

**Indicative Selling Price**  
\$1,600,000 - \$1,760,000  
**Median House Price**  
March quarter 2021: \$1,500,000

## Comparable Properties



23 Park La MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

**Price:** \$1,665,000

**Method:** Auction Sale

**Date:** 15/05/2021

**Property Type:** House (Res)

**Land Size:** 702 sqm approx



34 Gwynne St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 2 2

**Price:** \$1,840,000

**Method:** Sold Before Auction

**Date:** 03/05/2021

**Property Type:** House (Res)

**Land Size:** 847 sqm approx



16 St Albans St MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 1 2

**Price:** \$1,852,000

**Method:** Auction Sale

**Date:** 17/04/2021

**Property Type:** House (Res)

**Land Size:** 723 sqm approx