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

14 Holskamp Street, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,650,000		&		\$1,750,000					
Median sale p	rice									
Median price	\$1,601,500	Pro	operty Type	Hous	se		Suburb	Mount Waverley		
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	18 Pinewood Dr MOUNT WAVERLEY 3149	\$1,735,000	17/08/2024
2	1 Dean Av MOUNT WAVERLEY 3149	\$1,771,000	06/07/2024
3	11 Meadow Cr MOUNT WAVERLEY 3149	\$1,700,000	27/04/2024

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:

30/08/2024 11:17



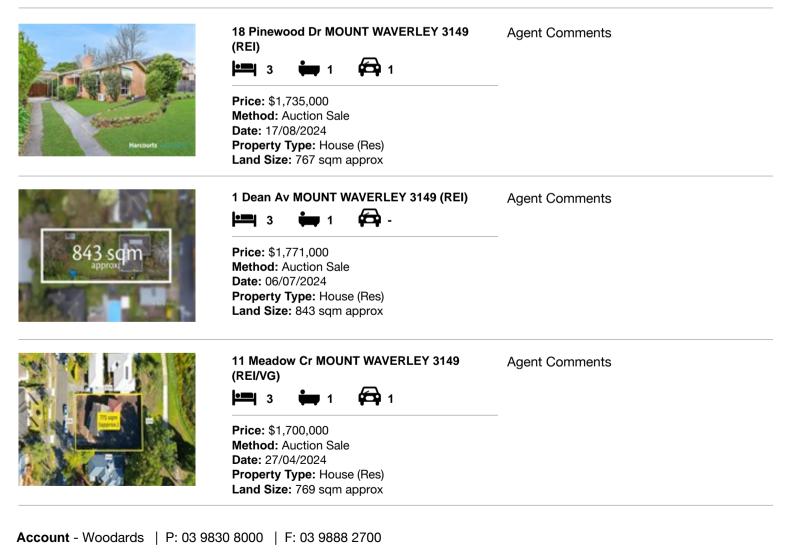






Property Type: Divorce/Estate/Family Transfers Land Size: 808 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,750,000 Median House Price June quarter 2024: \$1,601,500

Comparable Properties





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