# 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

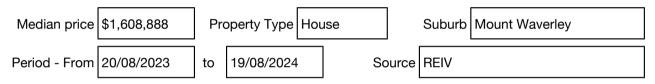
40b Wilga Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	or the meaning	) of this price se	e consumer.vic.gov	.au/underquoting
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Single price \$1,495,000

#### Median sale price



# 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.

Add	dress of comparable property	Price	Date of sale
1	38b Price Av MOUNT WAVERLEY 3149	\$1,600,000	25/07/2024
2	2/101 Therese Av MOUNT WAVERLEY 3149	\$1,500,500	01/06/2024
3	80b Wilga St MOUNT WAVERLEY 3149	\$1,565,000	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:

20/08/2024 14:38









**Property Type:** Townhouse **Land Size:** 356m2 sqm approx Agent Comments Indicative Selling Price \$1,495,000 Median House Price 20/08/2023 - 19/08/2024: \$1,608,888

# **Comparable Properties**



38b Price Av MOUNT WAVERLEY 3149 (REI)

Price: \$1,600,000 Method: Private Sale Date: 25/07/2024 Property Type: Townhouse (Res)



2/101 Therese Av MOUNT WAVERLEY 3149 (REI)



Price: \$1,500,500 Method: Auction Sale Date: 01/06/2024 Property Type: House (Res)



80b Wilga St MOUNT WAVERLEY 3149 (REI) Agent (



(REI) Agent Comments

Agent Comments

Agent Comments

Price: \$1,565,000 Method: Private Sale Date: 27/04/2024 Property Type: Townhouse (Res)

#### Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



propertydata

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