

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

Single price

\$1,495,000

Median sale price

Median price

\$1,608,888

Property Type

House

Suburb

Mount Waverley

Period - From

20/08/2023

to

19/08/2024

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	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



4 3 2

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) **Agent Comments**

4 4 -

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



2/101 Therese Av MOUNT WAVERLEY 3149 (REI) **Agent Comments**

4 3 2

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



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

4 3 1

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