

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

7 Wallabah Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,560,000

Property Type House

Suburb Mount Waverley

Period - From 01/01/2022

to 31/12/2022

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 | 3 Hustler Ct MOUNT WAVERLEY 3149 | \$1,383,000 | 11/02/2023 |
| 2 | 5 Torbreck St GLEN WAVERLEY 3150 | \$1,360,000 | 19/11/2022 |
| 3 | | | |

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:

21/03/2023 09:37



Property Type: House

Land Size: 1128sqm sqm approx

Agent Comments

Comparable Properties



3 Hustler Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,383,000

Method: Auction Sale

Date: 11/02/2023

Property Type: House (Res)

Land Size: 1073 sqm approx



5 Torbreck St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments



Price: \$1,360,000

Method: Auction Sale

Date: 19/11/2022

Property Type: House (Res)

Land Size: 653 sqm approx

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.