Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	32 Cratloe Road, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Single price \$1,500,000

Median sale price

Median price	\$1,540,500	Pro	perty Type H	louse		Suburb	Mount Waverley
Period - From	01/04/2022	to	30/06/2022		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

	are so or comparable property	1 1100	Date of Sale
1	21 Oakhill Rd MOUNT WAVERLEY 3149	\$1,452,000	25/06/2022
2	54 Swayfield Rd MOUNT WAVERLEY 3149	\$1,450,000	14/04/2022
3	6 Hillside Rd MOUNT WAVERLEY 3149	\$1,422,000	25/06/2022

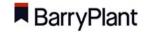
OR

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:	25/07/2022 15:05



Date of sale







Rooms: 5

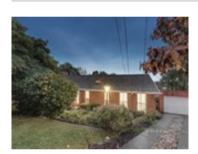
Property Type: House (Res) **Land Size:** 717 sqm approx

Agent Comments

Indicative Selling Price \$1,500,000 Median House Price

June quarter 2022: \$1,540,500

Comparable Properties



21 Oakhill Rd MOUNT WAVERLEY 3149 (REI)

) 2

Price: \$1,452,000 **Method:** Auction Sale **Date:** 25/06/2022

Property Type: House (Res) **Land Size:** 905 sqm approx

Agent Comments



54 Swayfield Rd MOUNT WAVERLEY 3149

(REI)

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Price: \$1,450,000 Method: Private Sale Date: 14/04/2022 Property Type: House Land Size: 716 sqm approx **Agent Comments**



6 Hillside Rd MOUNT WAVERLEY 3149 (REI)

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Price: \$1,422,000
Method: Auction Sale

Date: 25/06/2022 **Property Type:** House (Res) **Land Size:** 725 sqm approx Agent Comments

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



