

# 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

32 Cratloe Road, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$1,500,000

### Median sale price

Median price

\$1,540,500

Property Type

House

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	Price	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



 3    1    2

**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)**   [Agent Comments](#)

 4    2    2

**Price:** \$1,452,000  
**Method:** Auction Sale  
**Date:** 25/06/2022  
**Property Type:** House (Res)  
**Land Size:** 905 sqm approx



**54 Swayfield Rd MOUNT WAVERLEY 3149 (REI)**   [Agent Comments](#)

 4    1    2

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



**6 Hillside Rd MOUNT WAVERLEY 3149 (REI)**   [Agent Comments](#)

 3    1    2

**Price:** \$1,422,000  
**Method:** Auction Sale  
**Date:** 25/06/2022  
**Property Type:** House (Res)  
**Land Size:** 725 sqm approx

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