

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

18 Midway Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,600,000 & \$1,750,000

Median sale price

Median price \$1,630,000 Property Type House Suburb Mount Waverley

Period - From 24/12/2022 to 23/12/2023 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	76 Marianne Way MOUNT WAVERLEY 3149	\$1,687,500	18/11/2023
2	16 Alvie Rd MOUNT WAVERLEY 3149	\$1,670,000	09/12/2023
3	100 Essex Rd MOUNT WAVERLEY 3149	\$1,600,000	20/11/2023

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:

24/12/2023 10:33



4 2 2

Property Type: House
Land Size: 714 sqm approx
Agent Comments

Indicative Selling Price
\$1,600,000 - \$1,750,000
Median House Price
24/12/2022 - 23/12/2023: \$1,630,000

Comparable Properties



76 Marianne Way MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 3 1

Price: \$1,687,500
Method: Auction Sale
Date: 18/11/2023
Property Type: House (Res)
Land Size: 723 sqm approx



16 Alvie Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

3 2 2

Price: \$1,670,000
Method: Auction Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 734 sqm approx



100 Essex Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

4 1 2

Price: \$1,600,000
Method: Sold After Auction
Date: 20/11/2023
Property Type: House (Res)
Land Size: 731 sqm approx