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	cons	sumer.vic.go	v.au/	<i>underquot</i>	ing		
Range betweer	\$1,600,000		&		\$1,750,000			
Median sale p	rice							
Median price	\$1,630,000	Pro	operty Type	Hous	se		Suburb	Mount Waverley
Period - From	24/12/2022	to	23/12/2023		So	urce	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.

Ad	dress 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



McGrath





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)



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

Agent Comments



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



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

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



propertydata

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