

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

11 Torroodun Street, Mount Waverley Vic 3149

Indicative selling price

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

Single price

\$1,650,000

Median sale price

Median price

\$1,667,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2022

to

31/03/2022

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	25 Wave Av MOUNT WAVERLEY 3149	\$1,680,500	02/04/2022
2	12 Jeffrey St MOUNT WAVERLEY 3149	\$1,606,000	16/12/2021
3	12 Oxford St MOUNT WAVERLEY 3149	\$1,600,000	25/02/2022

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:

25/05/2022 15:54

11 Torroodun Street, Mount Waverley Vic 3149

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$1,650,000

Median House Price

March quarter 2022: \$1,667,000



 4  2  1

Property Type: House (Res)

Land Size: 929 sqm approx

Agent Comments

Comparable Properties



25 Wave Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  2  2

Price: \$1,680,500

Method: Auction Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 715 sqm approx



12 Jeffrey St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,606,000

Method: Auction Sale

Date: 16/12/2021

Property Type: House (Res)

Land Size: 808 sqm approx



12 Oxford St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5  2  3

Price: \$1,600,000

Method: Sold Before Auction

Date: 25/02/2022

Property Type: House (Res)

Land Size: 968 sqm approx

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



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