

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

2/10 Yarrabee Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2023 to 30/06/2023 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.

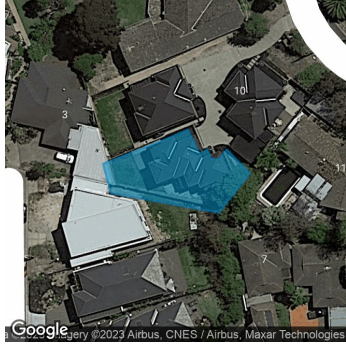
	Address of comparable property	Price	Date of sale
1	1/49 Irving St MOUNT WAVERLEY 3149	\$1,650,000	02/09/2023
2	1/42 Windsor Av MOUNT WAVERLEY 3149	\$1,555,250	01/07/2023
3	1/4 Amber Gr MOUNT WAVERLEY 3149	\$1,517,000	29/07/2023

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:

05/09/2023 11:48



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$1,500,000 - \$1,650,000
Median House Price
June quarter 2023: \$1,725,000

Comparable Properties



1/49 Irving St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,650,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Unit
Land Size: 422 sqm approx



1/42 Windsor Av MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,555,250
Method: Auction Sale
Date: 01/07/2023
Property Type: Townhouse (Res)
Land Size: 459 sqm approx



1/4 Amber Gr MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,517,000
Method: Auction Sale
Date: 29/07/2023
Property Type: Unit
Land Size: 321 sqm approx