## 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

34 Kay Street, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$1,250,000		&		\$1,375,000			
Median sale p	rice							
Median price	\$1,626,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/07/2023	to	30/06/2024		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.

Ade	dress of comparable property	Price	Date of sale
1	28 Jubilee St MOUNT WAVERLEY 3149	\$1,590,800	14/09/2024
2	30 Leeds Rd MOUNT WAVERLEY 3149	\$1,430,000	09/09/2024
3	234 Burwood Hwy BURWOOD 3125	\$1,452,000	23/08/2024

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:

03/10/2024 16:58









Property Type: House (Previously Occupied - Detached) Land Size: 726 sqm approx Agent Comments

**Indicative Selling Price** \$1,250,000 - \$1,375,000 **Median House Price** Year ending June 2024: \$1,626,000

# **Comparable Properties**



1

Price: \$1,590,800 Method: Auction Sale Date: 14/09/2024 Property Type: House (Res) Land Size: 748 sqm approx



30 Leeds Rd MOUNT WAVERLEY 3149 (REI)



Price: \$1,430,000 Method: Sold Before Auction Date: 09/09/2024 Property Type: House (Res) Land Size: 658 sqm approx



234 Burwood Hwy BURWOOD 3125 (REI)



Agent Comments

Agent Comments

Agent Comments



#### Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481



propertydata

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