Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2/65 Therese Avenue, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	\$850,000		&		\$935,000			
Median sale price								
Median price	\$1,101,250	Pro	operty Type	Unit			Suburb	Mount Waverley
Period - From	01/04/2022	to	30/06/2022		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 sixmonths 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	9/40 Highclere Av MOUNT WAVERLEY 3149	\$880,000	16/07/2022
2	3/2 Carrol Gr MOUNT WAVERLEY 3149	\$841,000	27/07/2022
3			

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:

07/10/2022 14:07









Property Type: Agent Comments Indicative Selling Price \$850,000 - \$935,000 Median Unit Price June quarter 2022: \$1,101,250

Comparable Properties

9/40 Highclere Av MOUNT WAVERLEY 3149 (REI/VG) → 3 → 2 → 2 Price: \$880,000 Method: Auction Sale Date: 16/07/2022 Property Type: Townhouse (Res) Land Size: 263 sqm approx	Agent Comments
3/2 Carrol Gr MOUNT WAVERLEY 3149 (REI/VG) 3 2 2 2 Price: \$841,000 Method: Sold Before Auction Date: 27/07/2022 Property Type: Townhouse (Res) Land Size: 187 sqm approx	Agent Comments

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.

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888

propertydata



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