

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

2/65 Therese Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$1,101,250 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2022 to 30/06/2022 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	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)

Agent Comments



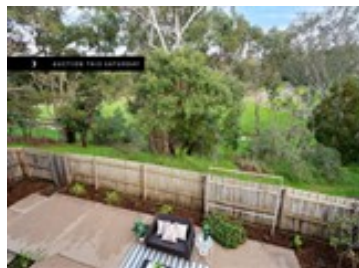
Price: \$880,000

Method: Auction Sale

Date: 16/07/2022

Property Type: Townhouse (Res)

Land Size: 263 sqm approx



3/2 Carrol Gr MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments



Price: \$841,000

Method: Sold Before Auction

Date: 27/07/2022

Property Type: Townhouse (Res)

Land Size: 187 sqm approx

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