

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

21B Wallabah Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,580,000 & \$1,700,000

Median sale price

Median price \$1,277,500 Property Type Townhouse Suburb Mount Waverley

Period - From 13/07/2022 to 12/07/2023 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 | 36 Elmwood Cr GLEN WAVERLEY 3150 | \$1,650,000 | 03/06/2023 |
| 2 | 40C Myrtle St GLEN WAVERLEY 3150 | \$1,600,000 | 08/07/2023 |
| 3 | 5 Lily St GLEN WAVERLEY 3150 | \$1,596,000 | 18/03/2023 |

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: 13/07/2023 11:08



 4  3  2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,700,000
Median Townhouse Price
13/07/2022 - 12/07/2023: \$1,277,500

Comparable Properties



36 Elmwood Cr GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,650,000

Method: Auction Sale

Date: 03/06/2023

Property Type: House (Res)

Land Size: 525 sqm approx

40C Myrtle St GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  2  2

Price: \$1,600,000

Method: Auction Sale

Date: 08/07/2023

Property Type: Townhouse (Res)

5 Lily St GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,596,000

Method: Auction Sale

Date: 18/03/2023

Property Type: Townhouse (Res)

Land Size: 340 sqm approx