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

16 Stocks Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$1,350,000		&		\$1,450,0	00		
Median sale price								
Median price	\$1,660,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/01/2023	to	31/12/2023		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	19 Darbyshire Rd MOUNT WAVERLEY 3149	\$1,609,000	28/09/2023
2	28 Fairview Rd MOUNT WAVERLEY 3149	\$1,582,500	11/11/2023
3	17 Tarella Dr MOUNT WAVERLEY 3149	\$1,526,000	21/10/2023

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:

20/03/2024 22:40









Property Type: House (Res) **Land Size:** 725 sqm approx Agent Comments Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price Year ending December 2023: \$1,660,000

Comparable Properties

19 Darbyshire Rd MOUNT WAVERLEY 3149 (REI/VG) 4 1 2 Price: \$1,609,000 Method: Private Sale Date: 28/09/2023 Property Type: House Land Size: 780 sqm approx	Agent Comments
28 Fairview Rd MOUNT WAVERLEY 3149 (REI/VG) → 3 → 2 → 2 Price: \$1,582,500 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 716 sqm approx	Agent Comments
17 Tarella Dr MOUNT WAVERLEY 3149 (REI/VG) 13 2 4 Price: \$1,526,000 Method: Auction Sale Date: 21/10/2023 Property Type: House (Res) Land Size: 739 sqm approx	Agent Comments

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



Propertydata

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