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	34 Meredith Street, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,650,000
---------------------------	---	-------------

Median sale price

Median price	\$1,542,500	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/04/2021	to	30/06/2021		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

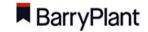
Add	dress of comparable property	Price	Date of sale
1	52 Park La MOUNT WAVERLEY 3149	\$1,688,000	10/07/2021
2	3 Dallas St MOUNT WAVERLEY 3149	\$1,500,000	13/04/2021
3	67 William St MOUNT WAVERLEY 3149	\$1,580,000	19/03/2021

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	30/07/2021 14:57





Carolyn Barton 9807 2333 0423 200 674 cbarton@barryplant.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 **Median House Price** June quarter 2021: \$1,542,500



lapTiler © OpenStreetMap co



Comparable Properties



52 Park La MOUNT WAVERLEY 3149 (REI)



Price: \$1,688,000 Method: Auction Sale Date: 10/07/2021

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments

3 Dallas St MOUNT WAVERLEY 3149 (VG)

— 3





Price: \$1,500,000 Method: Sale Date: 13/04/2021

Property Type: House (Res) Land Size: 649 sqm approx

Agent Comments



67 William St MOUNT WAVERLEY 3149 (REI)





Price: \$1,580,000

Method: Sold Before Auction

Date: 19/03/2021

Property Type: House (Res) Land Size: 815 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9803 0400 | F: 03 9803 0814



