

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

34 Meredith Street, Mount Waverley Vic 3149

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

Property 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	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 comparable properties 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



Property Type:

Agent Comments

Comparable Properties



52 Park La MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,688,000

Method: Auction Sale

Date: 10/07/2021

Property Type: House (Res)

Land Size: 696 sqm approx

3 Dallas St MOUNT WAVERLEY 3149 (VG)

Agent Comments



Price: \$1,500,000

Method: Sale

Date: 13/04/2021

Property Type: House (Res)

Land Size: 649 sqm approx



67 William St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,580,000

Method: Sold Before Auction

Date: 19/03/2021

Property Type: House (Res)

Land Size: 815 sqm approx