### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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High Street Road, Mount Waverley Vic 3149

#### Indicative selling price

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

Range between	\$730,000	&	\$800,000
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#### Median sale price

Median price	\$990,000	Pro	perty Type U	nit		Suburb	Mount Waverley
Period - From	01/01/2023	to	31/03/2023	Sc	ource	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

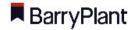
Add	dress of comparable property	Price	Date of sale
1	1/63 Muir St MOUNT WAVERLEY 3149	\$822,000	01/04/2023
2	35/12 Surrey Rd MOUNT WAVERLEY 3149	\$783,000	04/02/2023
3	4/423 Waverley Rd MOUNT WAVERLEY 3149	\$750,000	03/12/2022

#### 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:	17/05/2023 16:24









Rooms: 5

Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$730,000 - \$800,000 **Median Unit Price** March quarter 2023: \$990,000

## Comparable Properties



1/63 Muir St MOUNT WAVERLEY 3149 (REI)





Price: \$822,000 Method: Auction Sale Date: 01/04/2023 Property Type: Unit

**Agent Comments** 



35/12 Surrey Rd MOUNT WAVERLEY 3149

(REI/VG)





Price: \$783,000 Method: Auction Sale Date: 04/02/2023 Property Type: Unit

Agent Comments

Agent Comments



4/423 Waverley Rd MOUNT WAVERLEY 3149

(VG)

**-**2





Price: \$750,000 Method: Sale Date: 03/12/2022

Property Type: Strata Unit/Townhouse -

Conjoined

**Account** - Barry Plant | P: 03 9803 0400





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