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 | 14 Mclaren Street, Mount Waverley Vic 3149 |
|---|--|
| | |

Indicative selling price

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

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

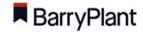
| Add | dress of comparable property | Price | Date of sale |
|-----|-------------------------------------|-------------|--------------|
| 1 | 5 Princetown Rd MOUNT WAVERLEY 3149 | \$1,995,000 | 10/07/2021 |
| 2 | 1 Wiaktun Cr MOUNT WAVERLEY 3149 | \$2,050,000 | 10/07/2021 |
| 3 | 9 Cranleigh Gr MOUNT WAVERLEY 3149 | \$1,820,000 | 27/06/2021 |

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: | 03/08/2021 14:28 |
|--|------------------|









Indicative Selling Price \$1,800,000 - \$1,980,000 **Median House Price** June quarter 2021: \$1,542,500

Comparable Properties



5 Princetown Rd MOUNT WAVERLEY 3149

(REI)

Price: \$1,995,000 Method: Auction Sale Date: 10/07/2021

Property Type: House (Res) Land Size: 724 sqm approx

Agent Comments

More centrally located to Mount Waverley Village.









Agent Comments

More centrally located to Mount Waverley Village. Updated inside.

Price: \$2,050,000 Method: Auction Sale Date: 10/07/2021

Property Type: House (Res) Land Size: 748 sqm approx

9 Cranleigh Gr MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,820,000 Method: Private Sale Date: 27/06/2021 Property Type: House Land Size: 713 sqm approx

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



