

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

Range between \$1,800,000

&

\$1,980,000

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	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 comparable properties 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



Property Type:
Agent Comments

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)



Agent Comments

More centrally located to Mount Waverley Village.

Price: \$1,995,000
Method: Auction Sale
Date: 10/07/2021
Property Type: House (Res)
Land Size: 724 sqm approx



1 Wiaktun Cr MOUNT WAVERLEY 3149 (REI)



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