

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

45 Illuka Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,350,000

&

\$1,450,000

Median sale price

Median price \$1,625,000

Property Type House

Suburb Mount Waverley

Period - From 01/10/2021

to 31/12/2021

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	12 Russell Cr MOUNT WAVERLEY 3149	\$1,785,000	08/01/2022
2	307 Blackburn Rd MOUNT WAVERLEY 3149	\$1,451,000	18/12/2021
3	119 Therese Av MOUNT WAVERLEY 3149	\$1,401,000	18/12/2021

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:

18/03/2022 23:23

45 Illuka Crescent, Mount Waverley Vic 3149

McGrath

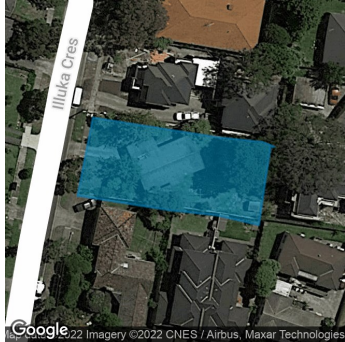
Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au

Indicative Selling Price

\$1,350,000 - \$1,450,000

Median House Price

December quarter 2021: \$1,625,000



3 1 1

Property Type: House (Previously Occupied - Detached)

Agent Comments

Comparable Properties



12 Russell Cr MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

Price: \$1,785,000

Method: Private Sale

Date: 08/01/2022

Property Type: House

Land Size: 761 sqm approx



307 Blackburn Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

3 1 1

Price: \$1,451,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 722 sqm approx



119 Therese Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 1

Price: \$1,401,000

Method: Auction Sale

Date: 18/12/2021

Property Type: House (Res)

Land Size: 782 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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