

# 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

6 Marianne Way, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price

\$1,580,000

### Median sale price

Median price

\$1,581,250

Property Type

House

Suburb

Mount Waverley

Period - From

01/10/2023

to

31/12/2023

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	359 Stephenson Rd MOUNT WAVERLEY 3149	\$1,560,000	02/12/2023
2	3 Headingly Rd MOUNT WAVERLEY 3149	\$1,550,000	24/02/2024
3	17 Tarella Dr MOUNT WAVERLEY 3149	\$1,526,000	21/10/2023

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:

25/03/2024 12:49

6 Marianne Way, Mount Waverley Vic 3149



3 2 2

Property Type: House (Res)

Agent Comments

Indicative Selling Price

\$1,580,000

Median House Price

December quarter 2023: \$1,581,250

## Comparable Properties



359 Stephensons Rd MOUNT WAVERLEY 3149 Agent Comments  
(REI/VG)

4 2 2

Price: \$1,560,000

Method: Auction Sale

Date: 02/12/2023

Property Type: House (Res)

Land Size: 709 sqm approx



3 Headingley Rd MOUNT WAVERLEY 3149 Agent Comments  
(REI)

3 1 2

Price: \$1,550,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 724 sqm approx



17 Tarella Dr MOUNT WAVERLEY 3149 Agent Comments  
(REI/VG)

3 2 4

Price: \$1,526,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 739 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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