

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

11 Joy Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000

&

\$1,430,000

Median sale price

Median price \$1,370,000

Property Type House

Suburb Mount Waverley

Period - From 25/05/2020

to

24/05/2021

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	8 Kendall St MOUNT WAVERLEY 3149	\$1,476,000	24/04/2021
2	22 Marianne Way MOUNT WAVERLEY 3149	\$1,450,000	27/03/2021
3	9 Monomeith Cr MOUNT WAVERLEY 3149	\$1,372,000	27/03/2021

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:

25/05/2021 16:29



Rooms: 7
Property Type: House
Land Size: 742.267 sqm approx
 Agent Comments

Indicative Selling Price
 \$1,300,000 - \$1,430,000
Median House Price
 25/05/2020 - 24/05/2021: \$1,370,000

Comparable Properties



8 Kendall St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,476,000
Method: Auction Sale
Date: 24/04/2021
Property Type: House (Res)
Land Size: 729 sqm approx



22 Marianne Way MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,450,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)
Land Size: 734 sqm approx



9 Monomeith Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,372,000
Method: Auction Sale
Date: 27/03/2021
Property Type: House (Res)