

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

1/10 Francis Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,310,000 Property Type Townhouse Suburb Mount Waverley

Period - From 28/03/2023 to 27/03/2024 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	2/26 Jacqueline Rd MOUNT WAVERLEY 3149	\$1,675,000	23/01/2024
2	1b Lyons St MOUNT WAVERLEY 3149	\$1,560,000	21/10/2023
3	1/4 Clovelly Ct MOUNT WAVERLEY 3149	\$1,529,000	09/12/2023

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: 28/03/2024 10:36



Property Type: Townhouse (Res)

Agent Comments

Comparable Properties



2/26 Jacqueline Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,675,000

Method: Private Sale

Date: 23/01/2024

Property Type: Townhouse (Single)

Land Size: 328 sqm approx



1b Lyons St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,560,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

Land Size: 369 sqm approx



1/4 Clovelly Ct MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,529,000

Method: Auction Sale

Date: 09/12/2023

Property Type: Townhouse (Res)

Land Size: 409 sqm approx