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

1/16 Adrienne Crescent, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$780,000		&		\$850,000					
Median sale pi	rice									
Median price	\$1,103,000	Pro	operty Type	Unit			Suburb	Mount Waverley		
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/17 Wendover Ct MOUNT WAVERLEY 3149	\$868,868	22/11/2023
2	5/41 Mclochlan St MOUNT WAVERLEY 3149	\$840,000	18/11/2023
3	1/145 Ferntree Gully Rd MOUNT WAVERLEY 3149	\$750,000	23/10/2023

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:

21/03/2024 16:15





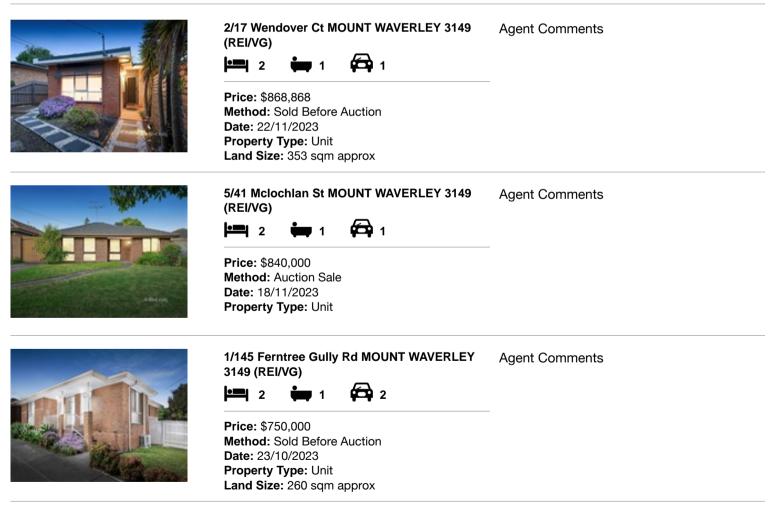




Property Type: Unit Agent Comments Paul Polychroniadis 03 8849 8088 0414 233 234 paulpolychroniadis@jelliscraig.com.au

Indicative Selling Price \$780,000 - \$850,000 Median Unit Price Year ending December 2023: \$1,103,000

Comparable Properties



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