

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

1/17 Barlyn Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Mount Waverley

Period - From 03/06/2023 to 02/06/2024 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	29/12 Surrey Rd MOUNT WAVERLEY 3149	\$1,050,000	05/03/2024
2	1/3 Station St BURWOOD 3125	\$1,225,000	16/05/2024
3	7 Station St BURWOOD 3125	\$1,050,000	20/04/2024

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: 03/06/2024 17:04



Property Type: Townhouse

Agent Comments

Comparable Properties

29/12 Surrey Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,050,000

Method:

Date: 05/03/2024

Property Type: Townhouse (Single)



1/3 Station St BURWOOD 3125 (REI)

Agent Comments



Price: \$1,225,000

Method: Private Sale

Date: 16/05/2024

Property Type: Townhouse (Res)

Land Size: 324 sqm approx



7 Station St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,050,000

Method: Auction Sale

Date: 20/04/2024

Property Type: Townhouse (Res)