

# 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

1/2 Quaintance Street, Mount Waverley Vic 3149

### Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2023 to 30/09/2023 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	1/48 Hilton St MOUNT WAVERLEY 3149	\$1,250,000	23/08/2023
2	2/4 Howard Av MOUNT WAVERLEY 3149	\$1,215,000	25/11/2023
3	7 Derham St MOUNT WAVERLEY 3149	\$1,190,000	23/09/2023

**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:

10/01/2024 11:34

1/2 Quaintance Street, Mount Waverley Vic 3149

**Jellis  
Craig**

Shaun Wang

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**Indicative Selling Price**

\$1,150,000 - \$1,250,000

**Median House Price**

September quarter 2023: \$1,660,000



 4  2  2

**Property Type:** House

**Land Size:** 324 sqm approx

Agent Comments

## Comparable Properties



**1/48 Hilton St MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

 3  2  2

**Price:** \$1,250,000

**Method:** Private Sale

**Date:** 23/08/2023

**Property Type:** Unit

**Land Size:** 355 sqm approx



**2/4 Howard Av MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Unit

**Land Size:** 263 sqm approx



**7 Derham St MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

 4  1  3

**Price:** \$1,190,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 413 sqm approx

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