

# 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

1/23 Avondale Grove, 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 \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,304,444 Property Type Townhouse Suburb Mount Waverley

Period - From 08/01/2023 to 07/01/2024 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	2/9 Nicole St MOUNT WAVERLEY 3149	\$1,410,000	14/10/2023
2	2/4 Dart Ct MOUNT WAVERLEY 3149	\$1,400,000	20/09/2023
3	3/5 Leonie Av MOUNT WAVERLEY 3149	\$1,300,000	04/01/2024

**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: 08/01/2024 10:03

1/23 Avondale Grove, Mount Waverley Vic 3149

**Jellis  
Craig**

Stephen Huang

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**Indicative Selling Price**

\$1,300,000 - \$1,400,000

**Median Townhouse Price**

08/01/2023 - 07/01/2024: \$1,304,444



 3  2  2

**Property Type:** Townhouse

**Land Size:** 362 sqm approx

Agent Comments

## Comparable Properties



**2/9 Nicole St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 3  2  2

**Price:** \$1,410,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Townhouse (Res)



**2/4 Dart Ct MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments

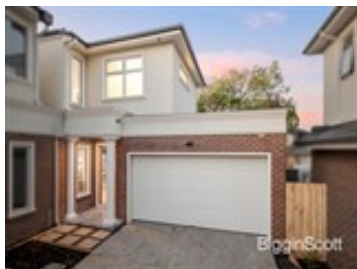
 3  3  1

**Price:** \$1,400,000

**Method:** Sold Before Auction

**Date:** 20/09/2023

**Property Type:** Townhouse (Res)



**3/5 Leonie Av MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 3  3  2

**Price:** \$1,300,000

**Method:** Private Sale

**Date:** 04/01/2024

**Property Type:** Townhouse (Single)

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