

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 Montgomery Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,400,000 & \$1,500,000

Median sale price

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

Period - From 06/12/2022 to 05/12/2023 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	1b Lyons St MOUNT WAVERLEY 3149	\$1,560,000	21/10/2023
2	7 Marbray Dr GLEN WAVERLEY 3150	\$1,538,000	18/10/2023
3	1/30 Durward Av GLEN WAVERLEY 3150	\$1,430,000	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:

06/12/2023 10:54

1/23 Montgomery Avenue, Mount Waverley Vic 3149

**Jellis
Craig**

Costa Calaitzis

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 4  2  2

Property Type: Townhouse (Res)

Agent Comments

Indicative Selling Price

\$1,400,000 - \$1,500,000

Median Townhouse Price

06/12/2022 - 05/12/2023: \$1,300,000

Comparable Properties



1b Lyons St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,560,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

Land Size: 369 sqm approx



7 Marbray Dr GLEN WAVERLEY 3150 (REI)

Agent Comments

 4  4  2

Price: \$1,538,000

Method: Sold Before Auction

Date: 18/10/2023

Property Type: Townhouse (Res)



1/30 Durward Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

 4  4  2

Price: \$1,430,000

Method: Auction Sale

Date: 23/09/2023

Property Type: Townhouse (Res)

Land Size: 282 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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