

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

1/24 Rhonda Street, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see 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

09/04/2023

 to

08/04/2024

 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	21b Morshead Av MOUNT WAVERLEY 3149	\$1,451,888	22/11/2023
2	3/14 Adrienne Cr MOUNT WAVERLEY 3149	\$1,400,000	15/02/2024
3	2/3 Hakea Ct MOUNT WAVERLEY 3149	\$1,376,000	10/12/2023

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:

09/04/2024 12:24

1/24 Rhonda Street, Mount Waverley Vic 3149

**Jellis
Craig**

Stephen Huang

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Indicative Selling Price

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

Median Townhouse Price

09/04/2023 - 08/04/2024: \$1,304,444



 4  2  2

Property Type: Townhouse

Land Size: 350 sqm approx

Agent Comments

Comparable Properties



21b Morshead Av MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  3  2

Price: \$1,451,888

Method: Private Sale

Date: 22/11/2023

Property Type: Townhouse (Single)

Land Size: 394 sqm approx



3/14 Adrienne Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,400,000

Method: Private Sale

Date: 15/02/2024

Property Type: Townhouse (Single)



2/3 Hakea Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  3  2

Price: \$1,376,000

Method: Auction Sale

Date: 10/12/2023

Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088



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