Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

	1/3 Federal Street, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$1,200,000	&	\$1,300,000

Median sale price

Median price	\$1,300,000	Pro	perty Type T	Townhouse		Suburb	Mount Waverley
Period - From	24/01/2023	to	23/01/2024		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

Add	dress of comparable property	Price	Date of sale
1	2/35 Jubilee St MOUNT WAVERLEY 3149	\$1,350,000	04/11/2023
2	26b Cassinia Av ASHWOOD 3147	\$1,256,000	01/09/2023
3	1/4 Prospect St MOUNT WAVERLEY 3149	\$1,155,000	11/12/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/01/2024 08:56





Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,300,000 Median Townhouse Price 24/01/2023 - 23/01/2024: \$1,300,000

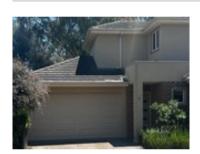
Agent Comments

Agent Comments



Property Type: Townhouse Agent Comments

Comparable Properties



2/35 Jubilee St MOUNT WAVERLEY 3149

(REI/VG)

Price: \$1,350,000

Method: Sold Before Auction

Date: 04/11/2023

Property Type: Townhouse (Single) **Land Size:** 270 sqm approx

26b Cassinia Av ASHWOOD 3147 (REI/VG)

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Price: \$1,256,000

Method: Sold Before Auction

Date: 01/09/2023

Property Type: Townhouse (Res) **Land Size:** 200 sqm approx

1/4 Prospect St MOUNT WAVERLEY 3149 (REI) Agent Comments

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Price: \$1,155,000 **Method:** Private Sale **Date:** 11/12/2023

Property Type: Townhouse (Single) **Land Size:** 374 sqm approx

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



