

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

1/3 Federal Street, Mount Waverley Vic 3149

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 Property Type 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	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 comparable properties 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

1/3 Federal Street, Mount Waverley Vic 3149

**Jellis
Craig**

Costa Calaitzis

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Indicative Selling Price

\$1,200,000 - \$1,300,000

Median Townhouse Price

24/01/2023 - 23/01/2024: \$1,300,000



3 2 2

Property Type: Townhouse

Agent Comments

Comparable Properties



2/35 Jubilee St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

4 2 2

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)

Agent Comments

3 2 2

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

3 2 2

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



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