

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

1/320 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

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

Period - From 24/11/2022 to 23/11/2023 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	1/25 Torroodun St MOUNT WAVERLEY 3149	\$1,205,000	16/09/2023
2	3/40 Highclere Av MOUNT WAVERLEY 3149	\$1,161,000	06/09/2023
3	3/9 Catherine Av MOUNT WAVERLEY 3149	\$1,160,000	28/10/2023

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:

24/11/2023 18:53

1/320 Waverley Road, Mount Waverley Vic 3149

**Jellis
Craig**

Stephen Huang

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Indicative Selling Price

\$1,100,000 - \$1,200,000

Median Townhouse Price

24/11/2022 - 23/11/2023: \$1,300,000



 4  2  2

Property Type: Townhouse

Land Size: 298 sqm approx

Agent Comments

Comparable Properties



1/25 Torroodun St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,205,000

Method: Auction Sale

Date: 16/09/2023

Property Type: Townhouse (Res)

Land Size: 421 sqm approx



3/40 Highclere Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,161,000

Method: Sold Before Auction

Date: 06/09/2023

Property Type: House (Res)



3/9 Catherine Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  2  2

Price: \$1,160,000

Method: Auction Sale

Date: 28/10/2023

Property Type: Townhouse (Res)

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



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