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 betweer	\$1,100,000		&		\$1,200,000					
Median sale price										
Median price	\$1,300,000	Pro	operty Type	Том	nhouse		Suburb	Mount Waverley		
Period - From	24/11/2022	to	23/11/2023		So	urce	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.

Add	lress 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



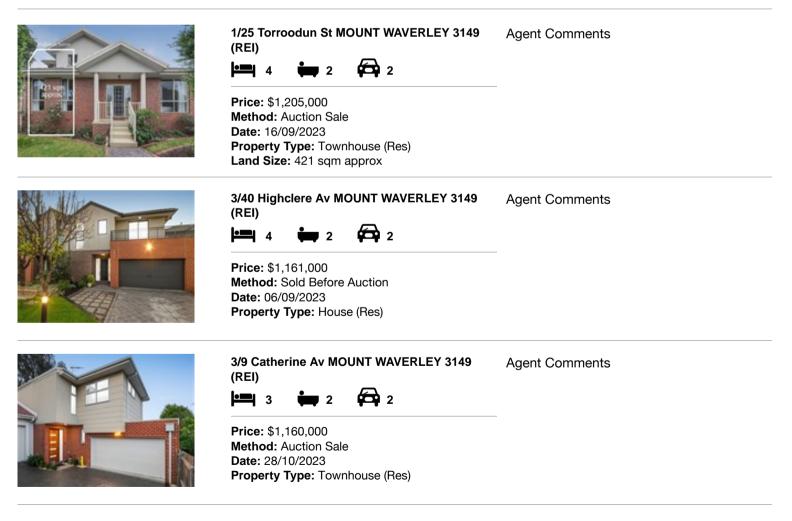




Property Type: Townhouse **Land Size:** 298 sqm approx Agent Comments Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

Indicative Selling Price \$1,100,000 - \$1,200,000 Median Townhouse Price 24/11/2022 - 23/11/2023: \$1,300,000

Comparable Properties



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