

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 Vermilion Place, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,650,000 & \$1,800,000

Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2023 to 31/12/2023 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	1/23 Park Rd MOUNT WAVERLEY 3149	\$1,751,000	08/03/2024
2	1/13 St Albans St MOUNT WAVERLEY 3149	\$1,726,000	04/03/2024
3	2/26 Jacqueline Rd MOUNT WAVERLEY 3149	\$1,675,000	23/01/2024

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:

18/03/2024 09:14

1 Vermilion Place, Mount Waverley Vic 3149

**Jellis
Craig**

Lily Chen
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4 3 2

Property Type: Townhouse
Land Size: 368 sqm approx
Agent Comments

Indicative Selling Price
\$1,650,000 - \$1,800,000
Median House Price
Year ending December 2023: \$1,660,000

Comparable Properties



1/23 Park Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

4 3 2

Price: \$1,751,000
Method: Auction Sale
Date: 08/03/2024
Property Type: Townhouse (Res)
Land Size: 361 sqm approx



1/13 St Albans St MOUNT WAVERLEY 3149 (REI) **Agent Comments**

4 3 2

Price: \$1,726,000
Method: Private Sale
Date: 04/03/2024
Property Type: Townhouse (Res)
Land Size: 338 sqm approx



2/26 Jacqueline Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

4 2 2

Price: \$1,675,000
Method: Private Sale
Date: 23/01/2024
Property Type: Townhouse (Single)
Land Size: 328 sqm approx

Account - Jellis Craig | P: 03 88498088



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