

# 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

10 Oakern Street, Mount Waverley Vic 3149
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,850,000
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 & 

\$2,000,000
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### Median sale price

Median price 

\$1,660,000
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 Property Type 

House
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 Suburb 

Mount Waverley
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Period - From 

01/01/2023
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 to 

31/12/2023
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 Source 

REIV
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### 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	25 Virginia St MOUNT WAVERLEY 3149	\$2,180,000	17/02/2024
2	24 St Albans St MOUNT WAVERLEY 3149	\$2,068,000	19/10/2023
3	63 William St MOUNT WAVERLEY 3149	\$1,825,063	08/12/2023

**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: 

14/03/2024 17:06
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**Property Type:** House (Res)

**Land Size:** 726 sqm approx

Agent Comments

## Comparable Properties



**25 Virginia St MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$2,180,000

**Method:** Auction Sale

**Date:** 17/02/2024

**Property Type:** House (Res)

**Land Size:** 741 sqm approx



**24 St Albans St MOUNT WAVERLEY 3149 (REI/VG)** Agent Comments



**Price:** \$2,068,000

**Method:** Sold Before Auction

**Date:** 19/10/2023

**Property Type:** House (Res)

**Land Size:** 723 sqm approx



**63 William St MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,825,063

**Method:** Sold Before Auction

**Date:** 08/12/2023

**Property Type:** House (Res)

**Land Size:** 655 sqm approx