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

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$1,850,000		&		\$2,000,000				
Median sale price									
Median price	\$1,660,000	Pro	Property Type Hou		se		Suburb	Mount Waverley	
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress 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



10 Oakern Street, Mount Waverley Vic 3149



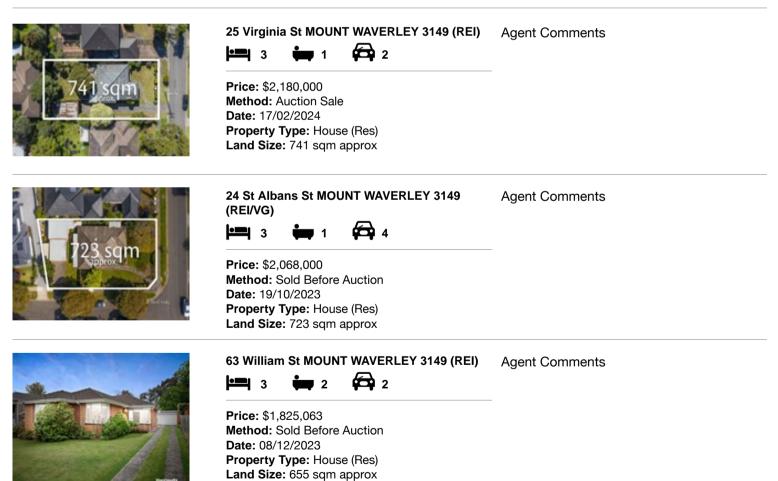


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Property Type: House (Res) **Land Size:** 726 sqm approx Agent Comments Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

Indicative Selling Price \$1,850,000 - \$2,000,000 Median House Price Year ending December 2023: \$1,660,000

Comparable Properties



Account - Jellis Craig | P: 03 88498088



property data

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