

STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



10 RUSSELL CRESCENT, MOUNT

4 2 2

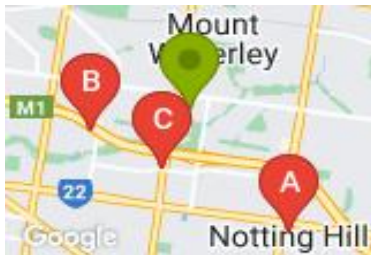
Indicative Selling Price

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

Price Range: \$1,100,000 to \$1,210,000

Provided by: BEI CHENG, Stockdale & Leggo Balwyn

MEDIAN SALE PRICE



MOUNT WAVERLEY, VIC, 3149

Suburb Median Sale Price (House)

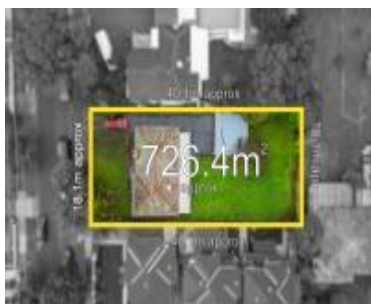
\$1,540,000

01 July 2022 to 30 June 2023

Provided by: pricefinder

COMPARABLE PROPERTIES

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.



23 FINCH ST, NOTTING HILL, VIC 3168

3 1 2

Sale Price

***\$1,151,000**

Sale Date: 29/07/2023

Distance from Property: 2.2km



15 RIPLEY ST, MOUNT WAVERLEY, VIC 3149

3 1 2

Sale Price

\$1,205,000

Sale Date: 06/05/2023

Distance from Property: 1.3km



63 CATHERINE AVE, MOUNT WAVERLEY, VIC

3 1 1

Sale Price

\$1,200,000

Sale Date: 28/04/2023

Distance from Property: 919m



This report has been compiled on 20/09/2023 by Stockdale & Leggo Balwyn. Property Data Solutions Pty Ltd 2023 - www.pricefinder.com.au

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when a **single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting**. The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

Property offered for sale

Address
Including suburb and

10 RUSSELL CRESCENT, MOUNT WAVERLEY, VIC 3149

Indicative selling price

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

Price Range:

\$1,100,000 to \$1,210,000

Median sale price

Median price

\$1,540,000

Property type

House

Suburb

MOUNT WAVERLEY

Period

01 July 2022 to 30 June 2023

Source



Comparable property sales

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

23 FINCH ST, NOTTING HILL, VIC 3168	*\$1,151,000	29/07/2023
15 RIPLEY ST, MOUNT WAVERLEY, VIC 3149	\$1,205,000	06/05/2023
63 CATHERINE AVE, MOUNT WAVERLEY, VIC 3149	\$1,200,000	28/04/2023

This Statement of Information was prepared

20/09/2023