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 Tuhans Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,450,000		&		\$1,595,000					
Median sale pi	rice									
Median price	\$1,560,000	Pro	operty Type	Hou	ise		Suburb	Mount Waverley		
Period - From	01/04/2022	to	31/03/2023		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.

Ad	dress of comparable property	Price	Date of sale
1	294 Waverley Rd MOUNT WAVERLEY 3149	\$1,560,000	20/05/2023
2	11 Grandview Rd CHADSTONE 3148	\$1,480,000	22/04/2023
3	43 Bradstreet Rd MOUNT WAVERLEY 3149	\$1,460,000	04/02/2023

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:

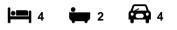
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10 Tuhans Road, Mount Waverley Vic 3149



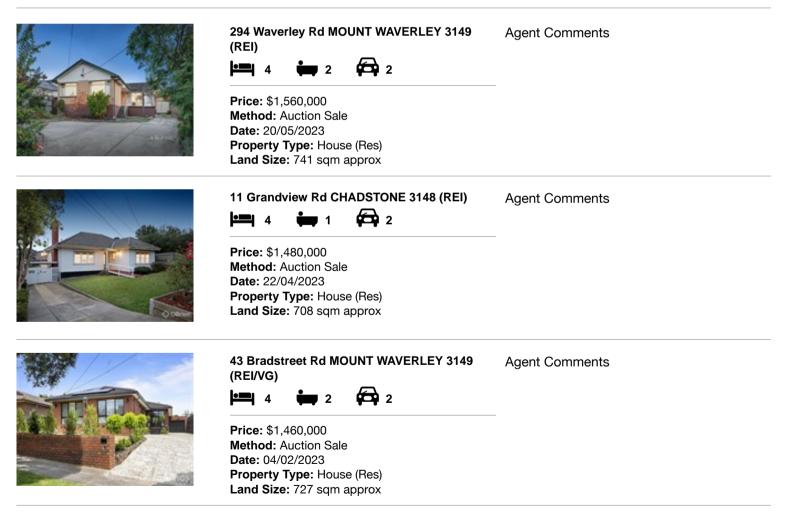




Property Type: House (Res) **Land Size:** 727 sqm approx Agent Comments Ras Van Der Merwe 8849 8088 0457 316 306 rasvandermerwe@jelliscraig.com.au

Indicative Selling Price \$1,450,000 - \$1,595,000 Median House Price Year ending March 2023: \$1,560,000

Comparable Properties



Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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