

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

| |
|---|
| 100 Essex Road, Mount Waverley Vic 3149 |
|---|

Indicative selling price

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

Range between

| |
|-------------|
| \$1,350,000 |
|-------------|

 &

| |
|-------------|
| \$1,475,000 |
|-------------|

Median sale price

Median price

| |
|-------------|
| \$1,600,000 |
|-------------|

 Property Type

| |
|-------|
| House |
|-------|

 Suburb

| |
|----------------|
| Mount Waverley |
|----------------|

Period - From

| |
|------------|
| 24/10/2022 |
|------------|

 to

| |
|------------|
| 23/10/2023 |
|------------|

 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 Gloucester St MOUNT WAVERLEY 3149 | \$1,406,000 | 12/08/2023 |
| 2 | 56 Swayfield Rd MOUNT WAVERLEY 3149 | \$1,381,500 | 14/10/2023 |
| 3 | 9 Hayfield Rd MOUNT WAVERLEY 3149 | \$1,350,000 | 14/07/2023 |

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:

| |
|------------------|
| 24/10/2023 14:53 |
|------------------|



Property Type: House (Res)

Land Size: 732 sqm approx

Agent Comments

Indicative Selling Price

\$1,350,000 - \$1,475,000

Median House Price

24/10/2022 - 23/10/2023: \$1,600,000

Comparable Properties



1 Gloucester St MOUNT WAVERLEY 3149 (REI)



Price: \$1,406,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 737 sqm approx

Agent Comments

Bigger land and flat block no trees, smaller house with living one less zone



56 Swayfield Rd MOUNT WAVERLEY 3149 (REI)



Price: \$1,381,500

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 714 sqm approx

Agent Comments

400 meters from 100 Essex, similar age and reno update, one less bedroom / study slightly smaller land



9 Hayfield Rd MOUNT WAVERLEY 3149 (REI/VG)



Price: \$1,350,000

Method: Sold Before Auction

Date: 14/07/2023

Property Type: House (Res)

Land Size: 733 sqm approx

Agent Comments

Corner block as well with similar land size 1 less bedroom / study.