

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

102A Marianne Way, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,000,000 & \$2,200,000

Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2023 to 31/12/2023 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	6a Runnymede St MOUNT WAVERLEY 3149	\$2,200,000	24/02/2024
2			
3			

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.

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102A Marianne Way, Mount Waverley Vic 3149

**Jellis
Craig**

Stephen Huang

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Indicative Selling Price

\$2,000,000 - \$2,200,000

Median House Price

Year ending December 2023: \$1,660,000



 4  3  3

Property Type: House (Res)

Land Size: 326 sqm approx

Agent Comments

Comparable Properties



6a Runnymede St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  4  1

Price: \$2,200,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

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.

Account - Jellis Craig | P: 03 88498088



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