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	con	sumer.vic.go	v.au	/underquo	ting		
Range betweer	\$2,000,000		&		\$2,200,000			
Median sale p	rice							
Median price	\$1,660,000	Pro	operty Type	erty Type Hous			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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress 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.

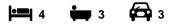
This Statement of Information was prepared on:

14/03/2024 15:21









Property Type: House (Res) Land Size: 326 sqm approx Agent Comments Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

Indicative Selling Price \$2,000,000 - \$2,200,000 Median House Price Year ending December 2023: \$1,660,000

Agent Comments

Comparable Properties



6a Runnymede St MOUNT WAVERLEY 3149 (REI)



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

propertydata



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