

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

12 Valley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,700,000 & \$2,900,000

Median sale price

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

Period - From 01/07/2023 to 30/09/2023 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	18 Trevor Ct MOUNT WAVERLEY 3149	\$3,000,000	26/08/2023
2	1 Baily St MOUNT WAVERLEY 3149	\$2,998,000	22/07/2023
3	41 Monomeith Cr MOUNT WAVERLEY 3149	\$2,980,000	12/08/2023

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:

01/11/2023 12:57

12 Valley Road, Mount Waverley Vic 3149

**Jellis
Craig**

Stephen Huang

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Indicative Selling Price

\$2,700,000 - \$2,900,000

Median House Price

September quarter 2023: \$1,660,000



 5  4  2

Property Type: House

Land Size: 716 sqm approx

Agent Comments

Comparable Properties



18 Trevor Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  4  2

Price: \$3,000,000

Method: Auction Sale

Date: 26/08/2023

Property Type: House (Res)

Land Size: 656 sqm approx



1 Baily St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 5  5  2

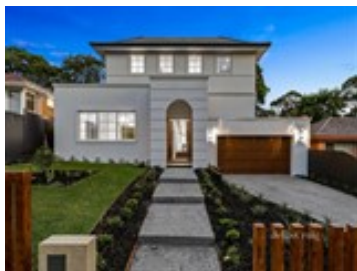
Price: \$2,998,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 666 sqm approx



41 Monomeith Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  5  2

Price: \$2,980,000

Method: Private Sale

Date: 12/08/2023

Property Type: House

Land Size: 654 sqm approx

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



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