Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address Including suburb and postcode	

Indicative selling price

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

Single price \$1,800,000

Median sale price

Median price \$1,775,000	Property Type Hou	use	Suburb Mount Waverley	
Period - From 01/01/2024	to 31/03/2024	Source	e 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

Address of comparable property		1 1100	Date of Sale
1	56 Headingley Rd MOUNT WAVERLEY 3149	\$1,800,000	02/04/2024
2	30 Doynton Pde MOUNT WAVERLEY 3149	\$1,785,500	23/03/2024
3	11 Meadow Cr MOUNT WAVERLEY 3149	\$1,700,000	27/04/2024

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:	11/06/2024 14:41



Date of sale



Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

> Indicative Selling Price \$1,800,000 Median House Price

March quarter 2024: \$1,775,000

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Property Type: House **Land Size:** 697 sqm approx

Agent Comments



Comparable Properties

56 Headingley Rd MOUNT WAVERLEY 3149 (REI)

Price: \$1,800,000 Method: Private Sale Date: 02/04/2024 Property Type: House Land Size: 937 sqm approx **Agent Comments**



30 Doynton Pde MOUNT WAVERLEY 3149

(REI)

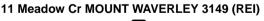
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Price: \$1,785,500 **Method:** Auction Sale **Date:** 23/03/2024

Property Type: House (Res) Land Size: 726 sqm approx

Agent Comments

Agent Comments



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Price: \$1,700,000 **Method:** Auction Sale **Date:** 27/04/2024

Property Type: House (Res) Land Size: 769 sqm approx

Account - Jellis Craig | P: 03 88498088



