## 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

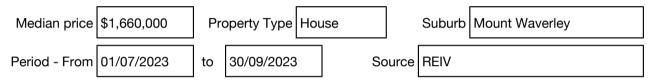
14 Stocks Road, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting	For the meaning of this price see con	sumer.vic.gov.au/underquoting
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Single price \$1,750,000

#### Median sale price



### 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	58 Harrison Av BURWOOD 3125	\$1,799,000	26/09/2023
2	4 Iona Ct MOUNT WAVERLEY 3149	\$1,775,000	27/09/2023
3	16 Harrison Av BURWOOD 3125	\$1,735,000	09/09/2023

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:

17/10/2023 15:13









**Property Type:** House **Land Size:** 728 sqm approx Agent Comments Indicative Selling Price \$1,750,000 Median House Price September quarter 2023: \$1,660,000

# **Comparable Properties**



▶ 4 ★ 2 ★ 2 Price: \$1,799,000

58 Harrison Av BURWOOD 3125 (REI)

4 Iona Ct MOUNT WAVERLEY 3149 (REI)

Method: Private Sale Date: 26/09/2023 Property Type: House Agent Comments

Agent Comments



**Price:** \$1,775,000 **Method:** Private Sale



16 Harrison Av BURWOOD 3125 (REI)



Date: 27/09/2023 Property Type: House Land Size: 755 sqm approx

Agent Comments

Price: \$1,735,000 Method: Auction Sale Date: 09/09/2023 Property Type: House (Res) Land Size: 786 sqm approx

#### Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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