

# 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

15 Bizley Street, Mount Waverley Vic 3149
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,500,000
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 & 

\$1,650,000
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### Median sale price

Median price 

\$1,670,000
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 Property Type 

House
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 Suburb 

Mount Waverley
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Period - From 

01/04/2023
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 to 

31/03/2024
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 Source 

REIV
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### 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	57 Headingly Rd MOUNT WAVERLEY 3149	\$1,635,000	02/04/2024
2	8 Pear Ct BURWOOD EAST 3151	\$1,600,000	20/04/2024
3	20 Hayfield Rd MOUNT WAVERLEY 3149	\$1,588,000	01/03/2024

**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: 

01/07/2024 21:22
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**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 644.717 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,500,000 - \$1,650,000  
**Median House Price**  
Year ending March 2024: \$1,670,000

## Comparable Properties



**57 Headingly Rd MOUNT WAVERLEY 3149 (REI)** **Agent Comments**



**Price:** \$1,635,000  
**Method:** Private Sale  
**Date:** 02/04/2024  
**Property Type:** House (Res)  
**Land Size:** 770 sqm approx



**8 Pear Ct BURWOOD EAST 3151 (REI)** **Agent Comments**



**Price:** \$1,600,000  
**Method:** Auction Sale  
**Date:** 20/04/2024  
**Property Type:** House (Res)  
**Land Size:** 574 sqm approx



**20 Hayfield Rd MOUNT WAVERLEY 3149 (REI)** **Agent Comments**



**Price:** \$1,588,000  
**Method:** Auction Sale  
**Date:** 01/03/2024  
**Property Type:** House (Res)  
**Land Size:** 756 sqm approx

**Account - Barry Plant | P: 03 9803 0400**