## 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

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,500,000		&		\$1,650,000			
Median sale p	rice							
Median price	\$1,670,000	Pro	operty Type	Hou	ise		Suburb	Mount Waverley
Period - From	01/04/2023	to	31/03/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	57 Headingley 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



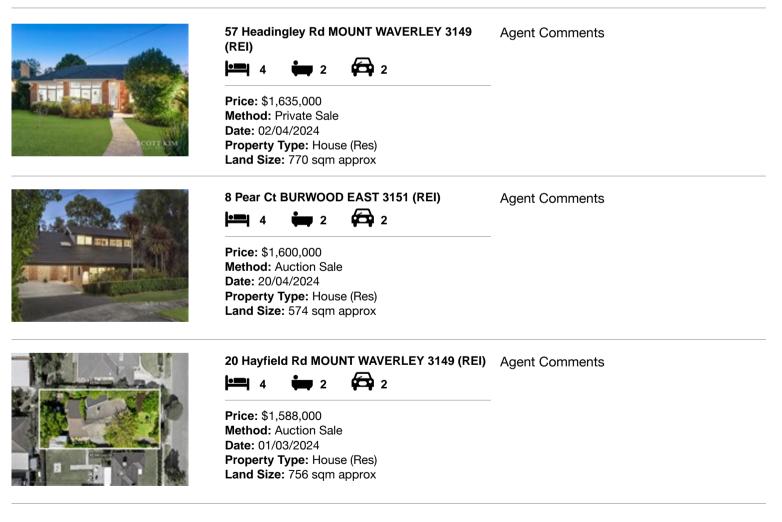






Rooms: 6 Property Type: House (Res) Land Size: 644.717 sqm approx Agent Comments Indicative Selling Price \$1,500,000 - \$1,650,000 Median House Price Year ending March 2024: \$1,670,000

# **Comparable Properties**



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



propertydata

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