

# 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

16 Stocks Road, Mount Waverley Vic 3149

### Indicative selling price

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

Single price

\$1,430,000

### Median sale price

Median price

\$1,775,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2024

to

31/03/2024

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	42 Outlook Rd MOUNT WAVERLEY 3149	\$1,580,000	30/04/2024
2	20 Lynden Gr MOUNT WAVERLEY 3149	\$1,490,000	13/04/2024
3	8 Stocks Rd MOUNT WAVERLEY 3149	\$1,441,000	18/05/2024

**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:

30/05/2024 08:15



3 2 2

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,430,000

**Median House Price**

March quarter 2024: \$1,775,000

## Comparable Properties



**42 Outlook Rd MOUNT WAVERLEY 3149 (REI)** Agent Comments

3 1 2

**Price:** \$1,580,000

**Method:** Private Sale

**Date:** 30/04/2024

**Property Type:** House

**Land Size:** 726 sqm approx



**20 Lynden Gr MOUNT WAVERLEY 3149 (REI)** Agent Comments

3 1 5

**Price:** \$1,490,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**8 Stocks Rd MOUNT WAVERLEY 3149 (REI)** Agent Comments

4 2 2

**Price:** \$1,441,000

**Method:** Auction Sale

**Date:** 18/05/2024

**Property Type:** House (Res)

**Land Size:** 725 sqm approx

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