

# 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

17a Adelaide Avenue, 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 \$950,000

### Median sale price

Median price \$1,111,500

Property Type Unit

Suburb Mount Waverley

Period - From 01/10/2023

to 31/12/2023

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	4/7-9 Glenmore Gr MOUNT WAVERLEY 3149	\$930,000	23/09/2023
2			
3			

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:

18/01/2024 18:19

17a Adelaide Avenue, Mount Waverley Vic 3149

**Jellis  
Craig**

Stephen Huang

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**Indicative Selling Price**

\$950,000

**Median Unit Price**

December quarter 2023: \$1,111,500



**Property Type:** Unit

**Land Size:** 333 sqm approx

Agent Comments

## Comparable Properties



**4/7-9 Glenmore Gr MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$930,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** Unit

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.

**Account - Jellis Craig | P: 03 88498088 | F: 03 98308180**



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