

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

17b Montgomery Avenue, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,680,000 & \$1,780,000

Median sale price

Median price \$1,627,000 Property Type House Suburb Mount Waverley

Period - From 18/06/2023 to 17/06/2024 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	1/23 Russell Cr MOUNT WAVERLEY 3149	\$1,778,000	23/04/2024
2	1/13 St Albans St MOUNT WAVERLEY 3149	\$1,726,000	04/03/2024
3	27 White St MOUNT WAVERLEY 3149	\$1,680,000	21/05/2024

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: 18/06/2024 17:02



Property Type:

Agent Comments

Comparable Properties



1/23 Russell Cr MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,778,000

Method: Sold Before Auction

Date: 23/04/2024

Property Type: Townhouse (Res)

Land Size: 338 sqm approx



1/13 St Albans St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,726,000

Method: Private Sale

Date: 04/03/2024

Property Type: Townhouse (Res)

Land Size: 338 sqm approx



27 White St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,680,000

Method: Sold Before Auction

Date: 21/05/2024

Property Type: Townhouse (Res)

Land Size: 420 sqm approx