

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

18 Windsor Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000

Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2023 to 30/09/2023 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	56 Swayfield Rd MOUNT WAVERLEY 3149	\$1,381,500	14/10/2023
2	22 Bales St MOUNT WAVERLEY 3149	\$1,350,000	15/06/2023
3	35 Dickson St MOUNT WAVERLEY 3149	\$1,307,500	19/10/2023

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: 25/10/2023 16:55



Property Type: House

Land Size: 712 sqm approx

Agent Comments

Comparable Properties



56 Swayfield Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,381,500

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 714 sqm approx

22 Bales St MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,350,000

Method: Private Sale

Date: 15/06/2023

Property Type: House (Res)

Land Size: 732 sqm approx



35 Dickson St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,307,500

Method: Private Sale

Date: 19/10/2023

Property Type: House

Land Size: 657 sqm approx