

# 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

1a Munro 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)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,670,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2023 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	1/23 Avondale Gr MOUNT WAVERLEY 3149	\$1,450,000	06/03/2024
2	2/77 Larch Cr MOUNT WAVERLEY 3149	\$1,375,000	24/02/2024
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:

02/05/2024 11:56

1a Munro Avenue, Mount Waverley Vic 3149

**Jellis  
Craig**

Jimmy Zhang  
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**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

Year ending March 2024: \$1,670,000



 3  2  1

**Property Type:** House

Agent Comments

## Comparable Properties



**1/23 Avondale Gr MOUNT WAVERLEY 3149**  
(REI)

Agent Comments

 3  2  2

**Price:** \$1,450,000

**Method:** Sold Before Auction

**Date:** 06/03/2024

**Property Type:** Townhouse (Single)

**Land Size:** 361 sqm approx



**2/77 Larch Cr MOUNT WAVERLEY 3149**  
(REI/VG)

Agent Comments

 3  2  2

**Price:** \$1,375,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Townhouse (Res)

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



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