## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered t	for sale
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Address 1	a Vista Avenue, Mount Waverley Vic 3149
cluding suburb and	•
postcode	
•	

### Indicative selling price

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

Range between \$980,	000 &	\$1,060,000
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### Median sale price

Median price \$1,078,000	Prop	perty Type Un	it	Suburb	Mount Waverley
Period - From 01/01/2024	to 3	31/03/2024	Sou	rceREIV	

## 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

Address of comparable property		Price	Date of sale
1	2/18 Herbert St MOUNT WAVERLEY 3149	\$1,160,000	23/03/2024
2	2/30 Peacock St BURWOOD 3125	\$1,030,000	24/05/2024
3	1/14 Highbury Rd BURWOOD 3125	\$985,000	18/05/2024

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	04/07/2024 10:43





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> Indicative Selling Price \$980,000 - \$1,060,000 Median Unit Price March quarter 2024: \$1,078,000

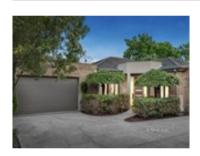


Property Type: unit

Land Size: 444 sqm approx

Agent Comments

# Comparable Properties



2/18 Herbert St MOUNT WAVERLEY 3149 (REI/VG)

(KEI/VG) •=== 3 (

2

**2** 

Price: \$1,160,000 Method: Auction Sale Date: 23/03/2024 Property Type: Unit Land Size: 247 sqm approx **Agent Comments** 



2/30 Peacock St BURWOOD 3125 (REI/VG)

**-**3

**—** 

**A** 

Price: \$1,030,000

Method: Sold Before Auction

Date: 24/05/2024 Property Type: Unit

Land Size: 210 sqm approx

Agent Comments



1/14 Highbury Rd BURWOOD 3125 (REI)

**=**| 3

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Price: \$985,000 Method: Auction Sale Date: 18/05/2024

Property Type: House (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088



