## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/18 Herbert Street, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,000,000		&		\$1,100,000				
Median sale p	rice								
Median price	\$1,100,000	Pro	operty Type	Unit			Suburb	Mount Waverley	
Period - From	01/10/2022	to	30/09/2023		So	urce	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.

Add	lress of comparable property	Price	Date of sale
1	30 Mulgrave St ASHWOOD 3147	\$1,117,000	02/09/2023
2	2/59 Stocks Rd MOUNT WAVERLEY 3149	\$1,065,000	23/09/2023
3	2/3 Mitchell Av ASHWOOD 3147	\$998,000	11/10/2023

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:

06/12/2023 09:08





Calvin Huang





Rooms: 5 Property Type: Unit Agent Comments 8849 8088 0433 625 756 calvinhuang@jelliscraig.com.au Indicative Selling Price

\$1,000,000 - \$1,100,000 Median Unit Price Year ending September 2023: \$1,100,000

# **Comparable Properties**



30 Mulgrave St ASHWOOD 3147 (REI/VG)



Price: \$1,117,000 Method: Auction Sale Date: 02/09/2023 Property Type: Unit Land Size: 273 sqm approx Agent Comments



2/59 Stocks Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,065,000 Method: Auction Sale Date: 23/09/2023 Property Type: Unit Land Size: 285 sqm approx



2/3 Mitchell Av ASHWOOD 3147 (REI)



Agent Comments

Price: \$998,000 Method: Private Sale Date: 11/10/2023 Property Type: Unit

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



propertydata

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