

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 2/18 Herbert Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,100,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2022 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	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



Rooms: 5

Property Type: Unit

Agent Comments

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)

Agent Comments



Price: \$1,117,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Unit

Land Size: 273 sqm approx



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