

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

2/2 Highclere Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$1,111,500 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2023 to 31/12/2023 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 | 2/147 Ferntree Gully Rd MOUNT WAVERLEY 3149 | \$800,000 | 16/12/2023 |
| 2 | 2/147-149 Ferntree Gully Rd MOUNT WAVERLEY 3149 | \$800,000 | 16/12/2023 |
| 3 | 5/280 Lawrence Rd MOUNT WAVERLEY 3149 | \$781,500 | 17/02/2024 |

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:

28/02/2024 12:56



2 3 1

Property Type: Townhouse (Res)

Land Size: 166 sqm approx

Agent Comments

Indicative Selling Price

\$780,000 - \$850,000

Median Unit Price

December quarter 2023: \$1,111,500

Comparable Properties



2/147 Ferntree Gully Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments

3 - -

Price: \$800,000

Method: Sale

Date: 16/12/2023

Property Type: Flat/Unit/Apartment (Res)



2/147-149 Ferntree Gully Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$800,000

Method: Private Sale

Date: 16/12/2023

Property Type: Unit



5/280 Lawrence Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

2 1 1

Price: \$781,500

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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