## 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 2/20 Munro Avenue, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,700,000		&		\$1,800,000				
Median sale p	rice								
Median price	\$1,660,000	Pro	operty Type	Hou	ISE		Suburb	Mount Waverley	
Period - From	01/01/2023	to	31/12/2023		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	20 Elm Gr MOUNT WAVERLEY 3149	\$1,800,000	19/01/2024
2	1/16 Ophir Rd MOUNT WAVERLEY 3149	\$1,678,000	02/12/2023
3			

OR

**B**<sup>\*</sup> 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:

12/02/2024 12:56









**Property Type:** House Agent Comments

Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au

Indicative Selling Price \$1,700,000 - \$1,800,000 Median House Price Year ending December 2023: \$1,660,000

# **Comparable Properties**



20 Elm Gr MOUNT WAVERLEY 3149 (REI)



Price: \$1,800,000 Method: Private Sale Date: 19/01/2024 Property Type: House Land Size: 392 sqm approx Agent Comments



1/16 Ophir Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,678,000 Method: Auction Sale Date: 02/12/2023 Property Type: Townhouse (Res) Land Size: 342 sqm approx

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 | F: 03 98308180

propertydata



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