

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 2/23 Roland Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,450,000 & \$1,550,000

Median sale price

Median price \$1,308,888 Property Type Townhouse Suburb Mount Waverley

Period - From 06/11/2022 to 05/11/2023 Source REIV

Comparable property sales (*Delete A or B below as applicable)

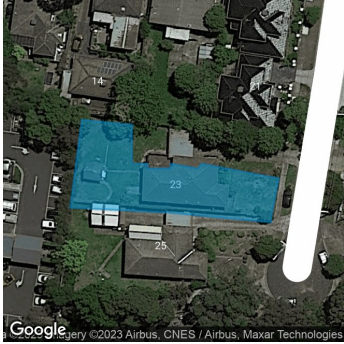
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/5 Gloucester St MOUNT WAVERLEY 3149	\$1,584,000	16/07/2023
2	1/42 Windsor Av MOUNT WAVERLEY 3149	\$1,555,250	01/07/2023
3	1/35 Jubilee St MOUNT WAVERLEY 3149	\$1,489,000	21/10/2023

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: 06/11/2023 10:06



Property Type: Townhouse

Agent Comments

Comparable Properties



2/5 Gloucester St MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments



Price: \$1,584,000

Method: Auction Sale

Date: 16/07/2023

Property Type: Townhouse (Res)



1/42 Windsor Av MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments



Price: \$1,555,250

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

Land Size: 459 sqm approx



1/35 Jubilee St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,489,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

Land Size: 328 sqm approx