Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/26 Gwynne Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000 & \$1,400,000	Range between	\$1,300,000	&	\$1,400,000
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Median sale price

Median price \$1,111,500	Property Type Unit	: S	Suburb Mount Waverley
Period - From 01/10/2023	to 31/12/2023	SourceR	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

Add	dress of comparable property	Price	Date of sale
1	2/7 Forster Rd MOUNT WAVERLEY 3149	\$1,310,000	26/11/2023
2	1/68 Alice St MOUNT WAVERLEY 3149	\$1,240,000	24/02/2024
3	2/4 Howard Av MOUNT WAVERLEY 3149	\$1,215,000	25/11/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/03/2024 13:51





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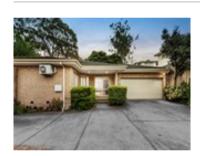
Indicative Selling Price \$1,300,000 - \$1,400,000 **Median Unit Price** December quarter 2023: \$1,111,500



Property Type: Unit Land Size: 337 sqm approx

Agent Comments

Comparable Properties



2/7 Forster Rd MOUNT WAVERLEY 3149

(REI/VG)



Price: \$1,310,000 Method: Auction Sale Date: 26/11/2023 Property Type: Unit

Agent Comments



1/68 Alice St MOUNT WAVERLEY 3149 (REI)







Price: \$1,240,000 Method: Auction Sale Date: 24/02/2024 Property Type: Unit

Land Size: 314 sqm approx

Agent Comments



2/4 Howard Av MOUNT WAVERLEY 3149

(REI/VG)

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Price: \$1,215,000 Method: Auction Sale Date: 25/11/2023 Property Type: Unit Land Size: 263 sqm approx Agent Comments

Account - Jellis Craig | P: 03 88498088



