

# 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

2/26 Gwynne Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,300,000 & \$1,400,000

### 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 | 2/7 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 comparable properties 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



**Property Type:** Unit

**Land Size:** 337 sqm approx

Agent Comments

## Comparable Properties



**2/7 Forster Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$1,310,000

**Method:** Auction Sale

**Date:** 26/11/2023

**Property Type:** Unit



**1/68 Alice St MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,240,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** Unit

**Land Size:** 314 sqm approx



**2/4 Howard Av MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$1,215,000

**Method:** Auction Sale

**Date:** 25/11/2023

**Property Type:** Unit

**Land Size:** 263 sqm approx