

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

2/291 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$630,000 & \$690,000

Median sale price

Median price \$1,115,750 Property Type Unit Suburb Mount Waverley

Period - From 16/01/2023 to 15/01/2024 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	1/389 High Street Rd MOUNT WAVERLEY 3149	\$715,000	27/11/2023
2	4/8-10 Portsmouth St MOUNT WAVERLEY 3149	\$685,000	16/09/2023
3	1/25 Grenfell Rd MOUNT WAVERLEY 3149	\$670,000	04/10/2023

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:

16/01/2024 15:23



Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$630,000 - \$690,000
Median Unit Price
16/01/2023 - 15/01/2024: \$1,115,750

Comparable Properties



1/389 High Street Rd MOUNT WAVERLEY 3149 Agent Comments
(REI)



Price: \$715,000
Method: Private Sale
Date: 27/11/2023
Property Type: Unit
Land Size: 365 sqm approx



4/8-10 Portsmouth St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$685,000
Method: Auction Sale
Date: 16/09/2023
Property Type: Unit



1/25 Grenfell Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$670,000
Method: Private Sale
Date: 04/10/2023
Property Type: Unit

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