## 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 2/7 St Johns Wood Road, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,100,000		&		\$1,200,000				
Median sale p	rice								
Median price	\$1,310,000	Pro	operty Type	Том	nhouse		Suburb	Mount Waverley	
Period - From	19/12/2022	to	18/12/2023		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	2/1 Lavidge Rd ASHWOOD 3147	\$1,155,000	22/11/2023
2	4/6 Lafrank St BURWOOD 3125	\$1,135,000	25/11/2023
3	2/146 High Street Rd ASHWOOD 3147	\$1,133,000	09/12/2023

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:

19/12/2023 13:04





Eric Shan





Property Type: Townhouse Land Size: 252 sqm approx Agent Comments

8849 8088 0458 037 725 ericshan@jelliscraig.com.au

**Indicative Selling Price** \$1,100,000 - \$1,200,000 **Median Townhouse Price** 19/12/2022 - 18/12/2023: \$1,310,000

# **Comparable Properties**



2/1 Lavidge Rd ASHWOOD 3147 (REI)



Price: \$1,155,000 Method: Sold Before Auction Date: 22/11/2023 Property Type: Townhouse (Res) Agent Comments



4/6 Lafrank St BURWOOD 3125 (REI)

**6** 2

Agent Comments



Price: \$1,135,000 Method: Auction Sale Date: 25/11/2023 Property Type: Townhouse (Res) Land Size: 212 sqm approx



2/146 High Street Rd ASHWOOD 3147 (REI)



Agent Comments

Price: \$1,133,000 Method: Auction Sale Date: 09/12/2023 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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