

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 Gilbert Court, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2023 to 30/09/2023 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	281 Waverley Rd MOUNT WAVERLEY 3149	\$1,638,000	07/09/2023
2	294 Waverley Rd MOUNT WAVERLEY 3149	\$1,560,000	20/05/2023
3	1 Imperial Av MOUNT WAVERLEY 3149	\$1,530,000	21/08/2023

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:

02/11/2023 11:20

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Indicative Selling Price

\$1,500,000 - \$1,650,000

Median House Price

September quarter 2023: \$1,660,000



 4  2  2

Property Type: House

Agent Comments

Comparable Properties



281 Waverley Rd MOUNT WAVERLEY 3149 (VG)

Agent Comments

 3  -  -

Price: \$1,638,000

Method: Sale

Date: 07/09/2023

Property Type: House (Res)

Land Size: 649 sqm approx



294 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,560,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 741 sqm approx



1 Imperial Av MOUNT WAVERLEY 3149 (REI)

Agent Comments

 5  2  1

Price: \$1,530,000

Method: Private Sale

Date: 21/08/2023

Property Type: House

Land Size: 657 sqm approx