

# 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

20a Biscayne Drive, Mount Waverley Vic 3149

### Indicative selling price

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

Range between

\$1,200,000

&

\$1,320,000

### Median sale price

Median price

\$1,660,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/01/2023

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	16 Magenta Ct MOUNT WAVERLEY 3149	\$1,300,888	24/01/2024
2	1/2 Elm Gr MOUNT WAVERLEY 3149	\$1,300,000	25/10/2023
3	1/23 Montgomery Av MOUNT WAVERLEY 3149	\$1,297,500	27/01/2024

**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:

25/03/2024 13:31

20a Biscayne Drive, Mount Waverley Vic 3149

**Jellis  
Craig**

Costa Calaitzis

8849 8088

0400 110 489

costacalaitzis@jellisrcraig.com.au

**Indicative Selling Price**

\$1,200,000 - \$1,320,000

**Median House Price**

Year ending December 2023: \$1,660,000



4 3 2

**Property Type:** House

**Agent Comments**

## Comparable Properties



**16 Magenta Ct MOUNT WAVERLEY 3149 (REI)** **Agent Comments**

4 2 2

**Price:** \$1,300,888

**Method:** Private Sale

**Date:** 24/01/2024

**Property Type:** House (Res)

**Land Size:** 379 sqm approx



**1/2 Elm Gr MOUNT WAVERLEY 3149 (REI/VG)** **Agent Comments**

4 2 2

**Price:** \$1,300,000

**Method:** Sold Before Auction

**Date:** 25/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 258 sqm approx



**1/23 Montgomery Av MOUNT WAVERLEY 3149 (REI)** **Agent Comments**

4 2 2

**Price:** \$1,297,500

**Method:** Auction Sale

**Date:** 27/01/2024

**Property Type:** Townhouse (Res)

**Account - Jellis Craig** | P: 03 88498088



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