

# 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 21b Morshead Avenue, 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Mount Waverley

Period - From 13/10/2022 to 12/10/2023 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	2/15 Packham Cr GLEN WAVERLEY 3150	\$1,550,000	22/07/2023
2	5 Cinnabar Av MOUNT WAVERLEY 3149	\$1,525,000	26/08/2023
3	1 Clarke PI MOUNT WAVERLEY 3149	\$1,485,000	09/09/2023

**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: 13/10/2023 14:45



**Property Type:** Townhouse

**Land Size:** 394 sqm approx

Agent Comments

## Comparable Properties



**2/15 Packham Cr GLEN WAVERLEY 3150 (REI)** Agent Comments



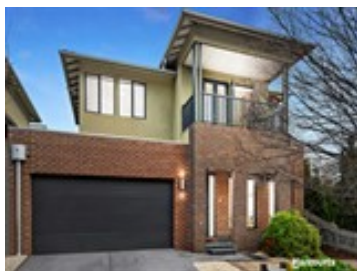
**Price:** \$1,550,000

**Method:** Auction Sale

**Date:** 22/07/2023

**Property Type:** Townhouse (Res)

**Land Size:** 298 sqm approx



**5 Cinnabar Av MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,525,000

**Method:** Auction Sale

**Date:** 26/08/2023

**Property Type:** House (Res)

**Land Size:** 315 sqm approx



**1 Clarke Pl MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,485,000

**Method:** Auction Sale

**Date:** 09/09/2023

**Property Type:** House (Res)