

# 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

23 Waimarie Drive, 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 \$1,680,000 & \$1,780,000

### Median sale price

Median price \$1,775,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2024 to 31/03/2024 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.

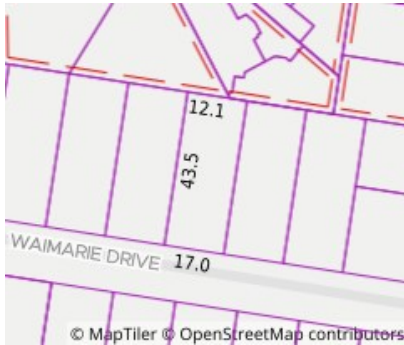
	Address of comparable property	Price	Date of sale
1	18 Laura Gr MOUNT WAVERLEY 3149	\$1,775,000	24/02/2024
2	11 Meadow Cr MOUNT WAVERLEY 3149	\$1,700,000	27/04/2024
3	10 Pascall St MOUNT WAVERLEY 3149	\$1,645,000	11/05/2024

**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:

20/05/2024 15:30



**Property Type:** House (Res)

**Land Size:** 742 sqm approx

Agent Comments

## Comparable Properties



**18 Laura Gr MOUNT WAVERLEY 3149 (REI/VG)** Agent Comments



**Price:** \$1,775,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 651 sqm approx



**11 Meadow Cr MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,700,000

**Method:** Auction Sale

**Date:** 27/04/2024

**Property Type:** House (Res)

**Land Size:** 769 sqm approx



**10 Pascall St MOUNT WAVERLEY 3149 (REI)** Agent Comments



**Price:** \$1,645,000

**Method:** Auction Sale

**Date:** 11/05/2024

**Property Type:** House (Res)

**Land Size:** 671 sqm approx