Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

24 Kay Street, Mount Waverley Vic 3149
2

Indicative selling price

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

Range between \$1,200,000 &	\$1,290,000
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Median sale price

Median price	\$1,775,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	131 Marianne Way MOUNT WAVERLEY 3149	\$1,440,000	10/03/2024
2	106 Marianne Way MOUNT WAVERLEY 3149	\$1,560,000	24/02/2024
3	20 Hayfield Rd MOUNT WAVERLEY 3149	\$1,588,000	01/03/2024

OR

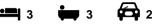
B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/04/2024 17:41







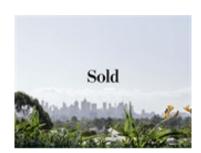


Property Type: House **Land Size:** 725 sqm approx

Agent Comments

Indicative Selling Price \$1,200,000 - \$1,290,000 Median House Price March quarter 2024: \$1,775,000

Comparable Properties



131 Marianne Way MOUNT WAVERLEY 3149

(REI)

43 **4**

6 2

Price: \$1,440,000 Method: Private Sale Date: 10/03/2024 Property Type: House Land Size: 653 sqm approx **Agent Comments**



106 Marianne Way MOUNT WAVERLEY 3149

(REI)

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Price: \$1,560,000 **Method:** Auction Sale **Date:** 24/02/2024

Property Type: House (Res) Land Size: 649 sqm approx

Agent Comments



20 Hayfield Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

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Price: \$1,588,000 **Method:** Auction Sale **Date:** 01/03/2024

Property Type: House (Res) Land Size: 756 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481





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