

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 24 Regent Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,700,000 & \$1,800,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2022 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	6 Genoa Ct MOUNT WAVERLEY 3149	\$1,810,000	14/10/2023
2	1 Joanna Ct MOUNT WAVERLEY 3149	\$1,800,000	02/09/2023
3	67 Leicester Av GLEN WAVERLEY 3150	\$1,710,000	12/08/2023

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: 24/10/2023 16:01



Rooms: 8

Property Type: House

Land Size: 740 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$1,700,000 - \$1,800,000

Median House Price

Year ending September 2023: \$1,620,000

Comparable Properties



6 Genoa Ct MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)



Price: \$1,810,000

Method: Auction Sale

Date: 14/10/2023

Property Type: House (Res)

Land Size: 698 sqm approx



1 Joanna Ct MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)



Price: \$1,800,000

Method: Auction Sale

Date: 02/09/2023

Property Type: House (Res)

Land Size: 906 sqm approx



67 Leicester Av GLEN WAVERLEY 3150 (REI)

[Agent Comments](#)



Price: \$1,710,000

Method: Auction Sale

Date: 12/08/2023

Property Type: House (Res)

Land Size: 712 sqm approx