

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

25 Therese Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,650,000

 &

\$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	8 Winbourne Rd MOUNT WAVERLEY 3149	\$1,881,000	06/03/2024
2	9 McLaren St MOUNT WAVERLEY 3149	\$1,815,000	11/05/2024
3	51 Catherine Av MOUNT WAVERLEY 3149	\$1,615,000	23/04/2024

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:

19/06/2024 18:16



Property Type: House

Land Size: 757 sqm approx

Agent Comments

Comparable Properties



8 Winbourne Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,881,000

Method: Sold Before Auction

Date: 06/03/2024

Property Type: House (Res)

Land Size: 832 sqm approx



9 McLaren St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,815,000

Method: Auction Sale

Date: 11/05/2024

Property Type: House (Res)

Land Size: 703 sqm approx



51 Catherine Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,615,000

Method: Private Sale

Date: 23/04/2024

Property Type: House

Land Size: 651 sqm approx