

# 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 26 Dallas Street, 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 \$1,950,000 & \$2,050,000

### Median sale price

Median price \$1,638,000 Property Type House Suburb Mount Waverley

Period - From 18/01/2023 to 17/01/2024 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	29 Wadham Pde MOUNT WAVERLEY 3149	\$2,100,000	09/12/2023
2	29 Carrol Gr MOUNT WAVERLEY 3149	\$2,016,000	16/08/2023
3	36 The Highway MOUNT WAVERLEY 3149	\$1,920,000	21/11/2023

**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: 18/01/2024 10:13



**Property Type:** House (Res)

**Land Size:** 651 sqm approx

Agent Comments

## Comparable Properties



**29 Wadham Pde MOUNT WAVERLEY 3149**  
(REI)

Agent Comments



**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 713 sqm approx



**29 Carrol Gr MOUNT WAVERLEY 3149**  
(REI/VG)

Agent Comments



**Price:** \$2,016,000

**Method:** Auction Sale

**Date:** 16/08/2023

**Property Type:** House (Res)

**Land Size:** 708 sqm approx



**36 The Highway MOUNT WAVERLEY 3149**  
(REI)

Agent Comments



**Price:** \$1,920,000

**Method:** Sold Before Auction

**Date:** 21/11/2023

**Property Type:** House