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 Roland Street, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,300,000		&		\$1,400,000				
Median sale p	rice								
Median price	\$1,660,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley	
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	18 Windsor Av MOUNT WAVERLEY 3149	\$1,404,000	25/11/2023
2	28 Grenfell Rd MOUNT WAVERLEY 3149	\$1,388,888	03/11/2023
3	329 High Street Rd MOUNT WAVERLEY 3149	\$1,310,000	14/06/2023

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:

05/12/2023 17:17









Property Type: House **Land Size:** 899 sqm approx Agent Comments Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 Median House Price September quarter 2023: \$1,660,000

Comparable Properties



18 Windsor Av MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,404,000 Method: Auction Sale Date: 25/11/2023 Property Type: House (Res) Land Size: 742 sqm approx



28 Grenfell Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,388,888 Method: Private Sale Date: 03/11/2023 Property Type: House Land Size: 839 sqm approx



329 High Street Rd MOUNT WAVERLEY 3149 Agent Comments (REI/VG)



Price: \$1,310,000 Method: Private Sale Date: 14/06/2023 Property Type: House Land Size: 715 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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