

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

27 White Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,600,000 & \$1,700,000

Median sale price

Median price \$1,304,444 Property Type Townhouse Suburb Mount Waverley

Period - From 17/04/2023 to 16/04/2024 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	1/23 Park Rd MOUNT WAVERLEY 3149	\$1,751,000	08/03/2024
2	1/13 St Albans St MOUNT WAVERLEY 3149	\$1,726,000	04/03/2024
3	1/16 Ophir Rd MOUNT WAVERLEY 3149	\$1,678,000	02/12/2023

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:

17/04/2024 09:52



Property Type: Townhouse

Agent Comments

Comparable Properties



**1/23 Park Rd MOUNT WAVERLEY 3149
(REI/VG)**

Agent Comments



Price: \$1,751,000

Method: Auction Sale

Date: 08/03/2024

Property Type: Townhouse (Res)

Land Size: 361 sqm approx



**1/13 St Albans St MOUNT WAVERLEY 3149
(REI)**

Agent Comments



Price: \$1,726,000

Method: Private Sale

Date: 04/03/2024

Property Type: Townhouse (Res)

Land Size: 338 sqm approx



**1/16 Ophir Rd MOUNT WAVERLEY 3149
(REI/VG)**

Agent Comments



Price: \$1,678,000

Method: Auction Sale

Date: 02/12/2023

Property Type: Townhouse (Res)

Land Size: 342 sqm approx