

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 276C Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Mount Waverley

Period - From 27/02/2023 to 26/02/2024 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	3/14 Adrienne Cr MOUNT WAVERLEY 3149	\$1,400,000	15/02/2024
2	2/3 Hakea Ct MOUNT WAVERLEY 3149	\$1,376,000	10/12/2023
3	1/320 Waverley Rd MOUNT WAVERLEY 3149	\$1,230,000	27/01/2024

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: 27/02/2024 14:47



Property Type: Townhouse (Res)

Land Size: 217 sqm approx

Agent Comments

Comparable Properties



3/14 Adrienne Cr MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 15/02/2024

Property Type: Townhouse (Single)



2/3 Hakea Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,376,000

Method: Auction Sale

Date: 10/12/2023

Property Type: Townhouse (Res)



1/320 Waverley Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,230,000

Method: Private Sale

Date: 27/01/2024

Property Type: Townhouse (Single)