

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

29 Carrol Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,580,500 Property Type House Suburb Mount Waverley

Period - From 01/08/2022 to 31/07/2023 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	1/42 Windsor Av MOUNT WAVERLEY 3149	\$1,555,250	01/07/2023
2	7 Chantilly St MOUNT WAVERLEY 3149	\$1,550,000	29/04/2023
3	36 John St OAKLEIGH 3166	\$1,525,000	25/02/2023

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:

01/08/2023 10:02



Property Type: House

Land Size: 705 sqm approx

Agent Comments

Comparable Properties



1/42 Windsor Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,555,250

Method: Auction Sale

Date: 01/07/2023

Property Type: Townhouse (Res)

Land Size: 459 sqm approx



7 Chantilly St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,550,000

Method: Auction Sale

Date: 29/04/2023

Property Type: House (Res)

Land Size: 669 sqm approx



36 John St OAKLEIGH 3166 (REI/VG)

Agent Comments



Price: \$1,525,000

Method: Auction Sale

Date: 25/02/2023

Property Type: House (Res)