

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 Wadham Parade, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,700,000

 &

\$1,850,000

Median sale price

Median price

\$1,660,000

 Property Type

House

 Suburb

Mount Waverley

Period - From

01/07/2023

 to

30/09/2023

 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	59 Albert St MOUNT WAVERLEY 3149	\$1,875,000	06/11/2023
2	26 Malcolm Ct MOUNT WAVERLEY 3149	\$1,856,000	11/11/2023
3	14 Stocks Rd MOUNT WAVERLEY 3149	\$1,798,800	05/11/2023

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:

16/11/2023 12:31



Property Type: House (Res)

Land Size: 718 sqm approx

Agent Comments

Corner allotment offering 3 bedroom home plus independent granny flat on 718sqm allotment ideal for two executive independent townhouses (STCA)

Comparable Properties



59 Albert St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,875,000

Method: Private Sale

Date: 06/11/2023

Property Type: House (Res)

Land Size: 721 sqm approx



26 Malcolm Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,856,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)



14 Stocks Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,798,800

Method: Private Sale

Date: 05/11/2023

Property Type: House

Land Size: 728 sqm approx