

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

3/1 Sadie Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$1,309,444 Property Type Townhouse Suburb Mount Waverley

Period - From 12/03/2023 to 11/03/2024 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	17/40 Highclere Av MOUNT WAVERLEY 3149	\$850,000	07/10/2023
2	13/40 Highclere Av MOUNT WAVERLEY 3149	\$808,500	31/10/2023
3			

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:

12/03/2024 10:14

3/1 Sadie Street, Mount Waverley Vic 3149

**Jellis
Craig**

Jared Wei

03 8849 8088

0413 260 872

jaredwei@jellisrcraig.com.au

Indicative Selling Price

\$800,000 - \$880,000

Median Townhouse Price

12/03/2023 - 11/03/2024: \$1,309,444



 3  2  1

Rooms: 5

Property Type: Townhouse
(Single)

Land Size: 179 sqm approx

Agent Comments

Comparable Properties



17/40 Highclere Av MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

 3  2  2

Price: \$850,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)



13/40 Highclere Av MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

 3  2  2

Price: \$808,500

Method: Private Sale

Date: 31/10/2023

Property Type: Townhouse (Single)

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.

Account - Jellis Craig | P: 03 88498088



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