

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

3/22 Adrienne Crescent, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$850,000

 &

\$935,000

Median sale price

Median price

\$1,310,000

 Property Type

Townhouse

 Suburb

Mount Waverley

Period - From

11/12/2022

 to

10/12/2023

 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	2/8 Birdie St MOUNT WAVERLEY 3149	\$935,000	25/11/2023
2	3/151 Waverley Rd CHADSTONE 3148	\$910,000	20/08/2023
3	17/40 Highclere Av MOUNT WAVERLEY 3149	\$850,000	07/10/2023

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:

11/12/2023 10:28



Property Type: Townhouse (Res)

Land Size: 173 sqm approx

Agent Comments

Comparable Properties



2/8 Birdie St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$935,000

Method: Auction Sale

Date: 25/11/2023

Property Type: Townhouse (Res)



3/151 Waverley Rd CHADSTONE 3148 (REI)

Agent Comments



Price: \$910,000

Method: Auction Sale

Date: 20/08/2023

Property Type: Townhouse (Single)



17/40 Highclere Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 07/10/2023

Property Type: Townhouse (Res)