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	cons	sumer.vic.go	ov.au	/underquo	ting		
Range betweer	\$850,000		&		\$935,000			
Median sale pr	ice							
Median price	\$1,310,000	Pro	operty Type	Том	nhouse		Suburb	Mount Waverley
Period - From	11/12/2022	to	10/12/2023		Sc	ource	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.

Ade	dress 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



3/22 Adrienne Crescent, Mount Waverley Vic 3149







Property Type: Townhouse (Res) **Land Size:** 173 sqm approx Agent Comments Jared Wei 03 8849 8088 0413 260 872 jaredwei@jelliscraig.com.au

Indicative Selling Price \$850,000 - \$935,000 Median Townhouse Price 11/12/2022 - 10/12/2023: \$1,310,000

Comparable Properties



2/8 Birdie St MOUNT WAVERLEY 3149 (REI)



Price: \$935,000 Method: Auction Sale Date: 25/11/2023 Property Type: Townhouse (Res)



3/151 Waverley Rd CHADSTONE 3148 (REI)

(REI) Agent Comments

Agent Comments



Price: \$910,000 Method: Auction Sale Date: 20/08/2023 Property Type: Townhouse (Single)



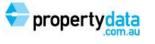
17/40 Highclere Av MOUNT WAVERLEY 3149 Agent Comments (REI)



Price: \$850,000 Method: Auction Sale Date: 07/10/2023 Property Type: Townhouse (Res)

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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