Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 3/24 Roland Street, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	\$1,200,000		&		\$1,320,000				
Median sale p	ledian sale price								
Median price	\$1,277,500	Pro	operty Type	Том	nhouse		Suburb	Mount Waverley	
Period - From	13/07/2022	to	12/07/2023	5	So	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.

Ad	dress of comparable property	Price	Date of sale
1	1/3 McCubbin St BURWOOD 3125	\$1,355,000	15/04/2023
2	2/30 Jubilee St MOUNT WAVERLEY 3149	\$1,280,000	22/03/2023
3	292c Highbury Rd MOUNT WAVERLEY 3149	\$1,240,000	11/03/2023

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:

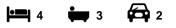
13/07/2023 10:54



3/24 Roland Street, Mount Waverley Vic 3149







Property Type: Townhouse (Single) Agent Comments Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au

Indicative Selling Price \$1,200,000 - \$1,320,000 Median Townhouse Price 13/07/2022 - 12/07/2023: \$1,277,500

Comparable Properties



1/3 McCubbin St BURWOOD 3125 (REI/VG)



Price: \$1,355,000 Method: Auction Sale Date: 15/04/2023 Property Type: Townhouse (Res) Land Size: 289 sqm approx



2/30 Jubilee St MOUNT WAVERLEY 3149 (REI) Agent Comments

Agent Comments



Price: \$1,280,000 Method: Private Sale Date: 22/03/2023 Property Type: Townhouse (Single)



292c Highbury Rd MOUNT WAVERLEY 3149 Agent Comments (REI/VG)



Price: \$1,240,000 Method: Auction Sale Date: 11/03/2023 Property Type: Townhouse (Res) Land Size: 216 sqm approx

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





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