

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

3/24 Roland Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000 & \$1,320,000

Median sale price

Median price \$1,277,500 Property Type Townhouse Suburb Mount Waverley

Period - From 13/07/2022 to 12/07/2023 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	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

**Jellis
Craig**

Costa Calaitzis

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4 3 2

Property Type: Townhouse
(Single)

Agent Comments

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)

Agent Comments

4 3 2

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

4 3 2

Price: \$1,280,000

Method: Private Sale

Date: 22/03/2023

Property Type: Townhouse (Single)



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

Agent Comments

4 3 2

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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