

# 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

30 Farquharson Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,900,000 & \$2,090,000

### Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 16/04/2023 to 15/04/2024 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	1 William St MOUNT WAVERLEY 3149	\$2,020,000	24/02/2024
2	247 Stephenson Rd MOUNT WAVERLEY 3149	\$1,920,000	03/02/2024
3	4 Bizley St MOUNT WAVERLEY 3149	\$1,905,000	09/12/2023

**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: 16/04/2024 17:15



**Property Type:** House

**Land Size:** 810 sqm approx

**Agent Comments**

## Comparable Properties



**1 William St MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$2,020,000

**Method:** Auction Sale

**Date:** 24/02/2024

**Property Type:** House (Res)

**Land Size:** 873 sqm approx



**247 Stephenson Rd MOUNT WAVERLEY 3149 (REI)**

**Agent Comments**



**Price:** \$1,920,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** House (Res)

**Land Size:** 723 sqm approx



**4 Bizley St MOUNT WAVERLEY 3149 (REI/VG)**

**Agent Comments**



**Price:** \$1,905,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 734 sqm approx