

# 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 Headingley Road, 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 \$1,400,000 & \$1,500,000

### Median sale price

Median price \$1,670,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2023 to 31/03/2024 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	20 Lynden Gr MOUNT WAVERLEY 3149	\$1,490,000	13/04/2024
2	23 Wingate Av MOUNT WAVERLEY 3149	\$1,480,000	20/04/2024
3	131 Marianne Way MOUNT WAVERLEY 3149	\$1,440,000	10/03/2024

**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: 28/06/2024 11:55



**Property Type:** House (Previously

Occupied - Detached)

**Land Size:** 728 sqm approx

Agent Comments

## Comparable Properties



**20 Lynden Gr MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,490,000

**Method:** Auction Sale

**Date:** 13/04/2024

**Property Type:** House (Res)

**Land Size:** 650 sqm approx



**23 Wingate Av MOUNT WAVERLEY 3149 (REI)**

Agent Comments



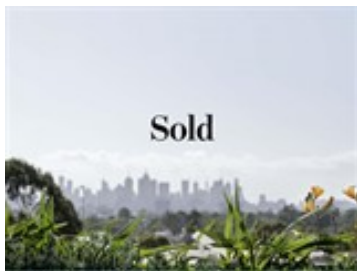
**Price:** \$1,480,000

**Method:** Auction Sale

**Date:** 20/04/2024

**Property Type:** House (Res)

**Land Size:** 722 sqm approx



**131 Marianne Way MOUNT WAVERLEY 3149  
(REI/VG)**

Agent Comments



**Price:** \$1,440,000

**Method:** Private Sale

**Date:** 10/03/2024

**Property Type:** House

**Land Size:** 653 sqm approx