

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 Wilga Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,250,000

&

\$1,350,000

Median sale price

Median price

\$1,581,250

Property Type

House

Suburb

Mount Waverley

Period - From

01/10/2023

to

31/12/2023

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	54b Wilga St MOUNT WAVERLEY 3149	\$1,381,000	29/09/2023
2	38 Therese Av MOUNT WAVERLEY 3149	\$1,380,000	12/09/2023
3	610 Blackburn Rd GLEN WAVERLEY 3150	\$1,280,000	02/09/2023

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:

27/02/2024 14:32



3 bedrooms, 1 bathroom, 1 car

Property Type:
Divorce/Estate/Family Transfers
Land Size: 737 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,350,000
Median House Price
December quarter 2023: \$1,581,250

Comparable Properties



54b Wilga St MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

4 bedrooms, 2 bathrooms, 1 car

Price: \$1,381,000
Method: Private Sale
Date: 29/09/2023
Property Type: House (Res)
Land Size: 673 sqm approx



38 Therese Av MOUNT WAVERLEY 3149
(REI/VG)

Agent Comments

3 bedrooms, 1 bathroom, 3 cars

Price: \$1,380,000
Method: Private Sale
Date: 12/09/2023
Property Type: House
Land Size: 663 sqm approx



610 Blackburn Rd GLEN WAVERLEY 3150
(REI/VG)

Agent Comments

4 bedrooms, 1 bathroom, 2 cars

Price: \$1,280,000
Method: Auction Sale
Date: 02/09/2023
Property Type: House (Res)
Land Size: 732 sqm approx

Account - Woodards | P: 03 9830 8000 | F: 03 9888 2700



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