

# 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 34 Damon 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 \$1,280,000 & \$1,380,000

### 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)

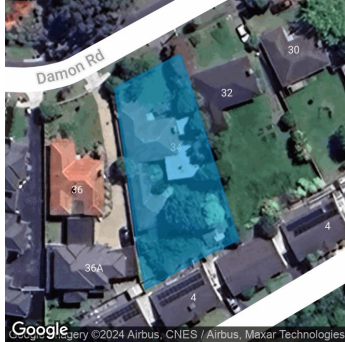
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	5 Oakern St MOUNT WAVERLEY 3149	\$1,423,000	23/03/2024
2	28 Grenfell Rd MOUNT WAVERLEY 3149	\$1,388,888	03/11/2023
3	40 Solomon St MOUNT WAVERLEY 3149	\$1,280,000	06/04/2024

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: 16/04/2024 09:43



**Property Type:** House

Agent Comments

## Comparable Properties



**5 Oakern St MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,423,000

**Method:** Auction Sale

**Date:** 23/03/2024

**Property Type:** House (Res)



**28 Grenfell Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$1,388,888

**Method:** Private Sale

**Date:** 03/11/2023

**Property Type:** House

**Land Size:** 839 sqm approx



**40 Solomon St MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,280,000

**Method:** Auction Sale

**Date:** 06/04/2024

**Property Type:** House (Res)

**Land Size:** 658 sqm approx