## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,280,000		&		\$1,380,000			
Median sale p	rice							
Median price	\$1,670,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/04/2023	to	31/03/2024		So	urce	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.

Ade	dress 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:

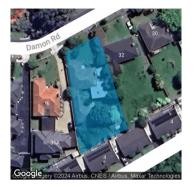
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34 Damon Road, Mount Waverley Vic 3149



Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au





**Property Type:** House Agent Comments

Indicative Selling Price \$1,280,000 - \$1,380,000 Median House Price Year ending March 2024: \$1,670,000

# **Comparable Properties**



5 Oakern St MOUNT WAVERLEY 3149 (REI)



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

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

#### Account - Jellis Craig | P: 03 88498088



property data

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