

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 Kay Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,775,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2024 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	56 Outlook Rd MOUNT WAVERLEY 3149	\$1,686,000	19/01/2024
2	57 Headingly Rd MOUNT WAVERLEY 3149	\$1,635,000	03/04/2024
3	20 Hayfield Rd MOUNT WAVERLEY 3149	\$1,588,000	01/03/2024

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: 17/04/2024 22:24



4 2 1

Property Type: House (Previously Occupied - Detached)

Land Size: 726 sqm approx

Agent Comments

Indicative Selling Price

\$1,300,000 - \$1,430,000

Median House Price

March quarter 2024: \$1,775,000

Comparable Properties



56 Outlook Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

4 2 2

Price: \$1,686,000

Method: Private Sale

Date: 19/01/2024

Property Type: House

Land Size: 733 sqm approx



57 Headingly Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

4 2 2

Price: \$1,635,000

Method: Private Sale

Date: 03/04/2024

Property Type: House

Land Size: 770 sqm approx



20 Hayfield Rd MOUNT WAVERLEY 3149 (REI) Agent Comments

4 2 2

Price: \$1,588,000

Method: Auction Sale

Date: 01/03/2024

Property Type: House (Res)

Land Size: 756 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481