

# 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 36 Sesame Street, 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 \$3,500,000 & \$3,850,000

### Median sale price

Median price \$1,710,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2023 to 31/03/2023 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	11 Fernhurst Dr GLEN WAVERLEY 3150	\$3,860,000	04/05/2023
2	29 Medina Rd GLEN WAVERLEY 3150	\$3,535,000	03/06/2023
3	10 Cherry St GLEN WAVERLEY 3150	\$3,400,000	20/05/2023

**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: 04/07/2023 17:08



**Property Type:** House (Res)

**Land Size:** 729 sqm approx

Agent Comments

## Comparable Properties



**11 Fernhurst Dr GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments



**Price:** \$3,860,000

**Method:** Private Sale

**Date:** 04/05/2023

**Property Type:** House (Res)

**Land Size:** 731 sqm approx



**29 Medina Rd GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$3,535,000

**Method:** Auction Sale

**Date:** 03/06/2023

**Property Type:** House (Res)

**Land Size:** 656 sqm approx

**10 Cherry St GLEN WAVERLEY 3150 (REI)**

Agent Comments



**Price:** \$3,400,000

**Method:** Auction Sale

**Date:** 20/05/2023

**Property Type:** House (Res)

**Land Size:** 656 sqm approx