## 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	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$3,500,000		&		\$3,850,000			
Median sale p	rice							
Median price	\$1,710,000	Pro	operty Type	Hou	ise		Suburb	Mount Waverley
Period - From	01/01/2023	to	31/03/2023		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	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



36 Sesame Street, Mount Waverley Vic 3149







**Property Type:** House (Res) **Land Size:** 729 sqm approx Agent Comments Jared Wei 03 8849 8088 0413 260 872 jaredwei@jelliscraig.com.au

Indicative Selling Price \$3,500,000 - \$3,850,000 Median House Price March quarter 2023: \$1,710,000

# **Comparable Properties**



11 Fernhurst Dr GLEN WAVERLEY 3150 (REI/VG)

29 Medina Rd GLEN WAVERLEY 3150 (REI)



Price: \$3,860,000 Method: Private Sale Date: 04/05/2023 Property Type: House (Res) Land Size: 731 sqm approx

Agent Comments

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)

**1** 5 **1** 5 **1** 2

Agent Comments

Price: \$3,400,000 Method: Auction Sale Date: 20/05/2023 Property Type: House (Res) Land Size: 656 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



Property data

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