# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 37 The Highway, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$3,850,000		&		\$4,200,000			
Median sale p	rice							
Median price	\$1,670,000	Pro	Property Type Hous		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	57 Waimarie Dr MOUNT WAVERLEY 3149	\$4,200,000	25/02/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

15/04/2024 13:37



37 The Highway, Mount Waverley Vic 3149





**Property Type:** House Agent Comments

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

Indicative Selling Price \$3,850,000 - \$4,200,000 Median House Price Year ending March 2024: \$1,670,000

# **Comparable Properties**



#### 57 Waimarie Dr MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$4,200,000 Method: Private Sale Date: 25/02/2024 Property Type: House Land Size: 725 sqm approx

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.

Account - Jellis Craig | P: 03 88498088





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