

# 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 37 Wadham Parade, 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 \$1,900,000 & \$2,090,000

### Median sale price

Median price \$1,581,250 Property Type House Suburb Mount Waverley

Period - From 01/10/2023 to 31/12/2023 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	29 Wadham Pde MOUNT WAVERLEY 3149	\$2,100,000	09/12/2023
2	247 Stephenson Rd MOUNT WAVERLEY 3149	\$1,920,000	03/02/2024
3	36 The Highway MOUNT WAVERLEY 3149	\$1,920,000	17/11/2023

**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: 08/02/2024 14:24



**Rooms:** 4

**Property Type:** House

**Land Size:** 715 sqm approx

Agent Comments

## Comparable Properties



**29 Wadham Pde MOUNT WAVERLEY 3149** (REI)

Agent Comments



**Price:** \$2,100,000

**Method:** Auction Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 713 sqm approx



**247 Stephenson Rd MOUNT WAVERLEY 3149** (REI) Agent Comments



**Price:** \$1,920,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** House (Res)

**Land Size:** 723 sqm approx



**36 The Highway MOUNT WAVERLEY 3149 (VG)** Agent Comments



**Price:** \$1,920,000

**Method:** Sale

**Date:** 17/11/2023

**Property Type:** House (Res)

**Land Size:** 692 sqm approx