

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

38 Bales Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,670,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2023

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	34 Damon Rd MOUNT WAVERLEY 3149	\$1,280,000	28/05/2024
2	229 Stephenson Rd MOUNT WAVERLEY 3149	\$1,255,000	01/06/2024
3	57 Pamela St MOUNT WAVERLEY 3149	\$1,230,000	20/04/2024

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:

12/06/2024 22:41



Property Type: House (Res)

Land Size: 740 sqm approx

Agent Comments

Comparable Properties



34 Damon Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,280,000

Method: Sold Before Auction

Date: 28/05/2024

Property Type: House (Res)

Land Size: 900 sqm approx



229 Stephenson Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,255,000

Method: Auction Sale

Date: 01/06/2024

Property Type: House (Res)

Land Size: 680 sqm approx



57 Pamela St MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,230,000

Method: Auction Sale

Date: 20/04/2024

Property Type: House (Res)

Land Size: 721 sqm approx