Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

38 Sherwood Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,500,000	&	\$1,600,000
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Median sale price

Median price	\$1,775,000	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/01/2024	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

Add	dress of comparable property	Price	Date of sale
1	6B Nigretta Ct MOUNT WAVERLEY 3149	\$1,700,000	09/04/2024
2	1/5 Leonie Av MOUNT WAVERLEY 3149	\$1,700,000	29/04/2024
3	27 White St MOUNT WAVERLEY 3149	\$1,680,000	21/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/06/2024 11:28





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> Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price March quarter 2024: \$1,775,000



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Rooms: 5

Property Type: House (Res) **Land Size:** 446 sqm approx

Agent Comments

Comparable Properties

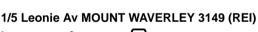


6B Nigretta Ct MOUNT WAVERLEY 3149 (VG)

Price: \$1,700,000 **Method:** Sale **Date:** 09/04/2024

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Property Type: House (Res) **Land Size:** 370 sqm approx



Price: \$1,700,000 Method: Private Sale Date: 29/04/2024

Property Type: Townhouse (Res)

.EY 3149 (REI) Agent Comments



27 White St MOUNT WAVERLEY 3149 (REI)

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Price: \$1,680,000 Method: Sold Before Auction

vietnoa. Sola Belore Auction

Date: 21/05/2024 Property Type: House Land Size: 420 sqm approx Agent Comments

Agent Comments

Account - Jellis Craig | P: 03 88498088



