

# 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 Sherwood Road, 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 \$1,500,000 & \$1,600,000

### Median sale price

Median price \$1,775,000 Property 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	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 comparable properties 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



**Rooms:** 5

**Property Type:** House (Res)

**Land Size:** 446 sqm approx

Agent Comments

## Comparable Properties



**6B Nigretta Ct MOUNT WAVERLEY 3149 (VG)**

Agent Comments



**Price:** \$1,700,000

**Method:** Sale

**Date:** 09/04/2024

**Property Type:** House (Res)

**Land Size:** 370 sqm approx



**1/5 Leonie Av MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 29/04/2024

**Property Type:** Townhouse (Res)



**27 White St MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,680,000

**Method:** Sold Before Auction

**Date:** 21/05/2024

**Property Type:** House

**Land Size:** 420 sqm approx