

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 4/354 High Street Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$740,000 & \$780,000

Median sale price

Median price \$1,078,000 Property Type Unit 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	4/112-114 Huntingdale Rd MOUNT WAVERLEY 3149	\$795,000	29/04/2024
2	5/280 Lawrence Rd MOUNT WAVERLEY 3149	\$781,500	17/02/2024
3	2/29 Lee Av MOUNT WAVERLEY 3149	\$700,000	16/03/2024

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: 08/05/2024 10:22

4/354 High Street Road, Mount Waverley Vic 3149

**Jellis
Craig**

Stephen Huang

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Indicative Selling Price

\$740,000 - \$780,000

Median Unit Price

March quarter 2024: \$1,078,000



Property Type: Unit

Agent Comments

Comparable Properties



4/112-114 Huntingdale Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$795,000

Method: Private Sale

Date: 29/04/2024

Property Type: Unit



5/280 Lawrence Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$781,500

Method: Auction Sale

Date: 17/02/2024

Property Type: Unit



2/29 Lee Av MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$700,000

Method: Auction Sale

Date: 16/03/2024

Property Type: Unit

Account - Jellis Craig | P: 03 88498088



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