## 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 Bizley Street, Mount Waverley Vic 3149

#### Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting |                |     |                    |  |             |      |        |                |
|--|----------------|-----|--------------------|--|-------------|------|--------|----------------|
| Range betwee   | en \$1,650,000 |     | &                  |  | \$1,750,000 |      |        |                |
| Median sale price  |                |     |                    |  |             |      |        |                |
| Median price   | \$1,660,000    | Pro | Property Type Hous |  | se          |      | Suburb | Mount Waverley |
| Period - From  | 01/07/2023     | to  | 30/09/2023         |  | So          | urce | 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.

| Ade | dress of comparable property       | Price       | Date of sale |
|-----|------------------------------------|-------------|--------------|
| 1   | 5 Kellaway St MOUNT WAVERLEY 3149  | \$1,749,000 | 03/06/2023   |
| 2   | 10 Kathleen Av MOUNT WAVERLEY 3149 | \$1,720,000 | 01/07/2023   |
| 3   | 41 Price Av MOUNT WAVERLEY 3149    | \$1,660,000 | 19/08/2023   |

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:

30/10/2023 13:12



4 Bizley Street, Mount Waverley Vic 3149



Costa Calaitzis





Property Type: Divorce/Estate/Family Transfers Land Size: 734 sqm approx Agent Comments 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au Indicative Selling Price

\$1,650,000 - \$1,750,000 Median House Price September quarter 2023: \$1,660,000

# **Comparable Properties**

| 5 Kellaway St MOUNT WAVERLEY 3149<br>(REI/VG)<br>4 2 2 2<br>Price: \$1,749,000<br>Method: Auction Sale<br>Date: 03/06/2023<br>Property Type: House (Res)<br>Land Size: 658 sqm approx | Agent Comments |
|---|----------------|
| 10 Kathleen Av MOUNT WAVERLEY 3149<br>(REI/VG)<br>4 2 2 2<br>Price: \$1,720,000<br>Method: Private Sale<br>Date: 01/07/2023<br>Property Type: House<br>Land Size: 850 sqm approx      | Agent Comments |
| 41 Price Av MOUNT WAVERLEY 3149 (REI)<br>4 2 2 2<br>Price: \$1,660,000<br>Method: Auction Sale<br>Date: 19/08/2023<br>Property Type: House (Res)                                      | Agent Comments |

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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