

# 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 Carmel Avenue, Mount Waverley Vic 3149
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,850,000
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 & 

\$1,950,000
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### Median sale price

Median price 

\$1,300,000
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 Property Type 

Townhouse
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 Suburb 

Mount Waverley
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Period - From 

20/02/2023
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 to 

19/02/2024
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 Source 

REIV
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### 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	9A Susan Ct MOUNT WAVERLEY 3149	\$1,880,000	04/10/2023
2			
3			

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: 

20/02/2024 18:08
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4 Carmel Avenue, Mount Waverley Vic 3149

**Jellis  
Craig**

Stephen Huang

8849 8088

0499 088 880

stephenhuang@jellisrcraig.com.au

**Indicative Selling Price**

\$1,850,000 - \$1,950,000

**Median Townhouse Price**

20/02/2023 - 19/02/2024: \$1,300,000



4 3 2

**Property Type:** townhouse

**Land Size:** 254 sqm approx

Agent Comments

## Comparable Properties



**9A Susan Ct MOUNT WAVERLEY 3149  
(REI/VG)**

Agent Comments

4 3 1

**Price:** \$1,880,000

**Method:** Sold Before Auction

**Date:** 04/10/2023

**Property Type:** Townhouse (Res)

**Land Size:** 340 sqm approx

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.

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



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