Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

	40 Solomon Street, Mount Waverley Vic 3149
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$1,050,000	&	\$1,150,000
-			

Median sale price

Median price	\$1,660,000	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/01/2023	to	31/12/2023		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

	aress of comparable property	1 1100	Date of Sale
1	5 Carrol Gr MOUNT WAVERLEY 3149	\$1,180,000	03/02/2024
2	578 Huntingdale Rd MOUNT WAVERLEY 3149	\$1,135,000	13/12/2023
3	14 Cash Gr MOUNT WAVERLEY 3149	\$1,130,000	09/12/2023

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:	05/03/2024 14:15



Date of sale



Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au

Indicative Selling Price \$1,050,000 - \$1,150,000 **Median House Price** Year ending December 2023: \$1,660,000



Property Type: House **Agent Comments**

Comparable Properties



5 Carrol Gr MOUNT WAVERLEY 3149 (REI)





Price: \$1,180,000 Method: Auction Sale Date: 03/02/2024

Property Type: House (Res) Land Size: 696 sqm approx

Agent Comments

Agent Comments



578 Huntingdale Rd MOUNT WAVERLEY 3149

(REI/VG)





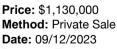
Price: \$1,135,000 Method: Private Sale Date: 13/12/2023 Property Type: House Land Size: 690 sqm approx







Agent Comments



Property Type: House (Res) Land Size: 708 sqm approx

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



