

# 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 40 Solomon Street, 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 \$1,050,000 & \$1,150,000

### Median sale price

Median price \$1,660,000 Property 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	Price	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



**Property Type:** House

Agent Comments

**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

Year ending December 2023: \$1,660,000

## Comparable Properties



**5 Carrol Gr MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,180,000

**Method:** Auction Sale

**Date:** 03/02/2024

**Property Type:** House (Res)

**Land Size:** 696 sqm approx



**578 Huntingdale Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$1,135,000

**Method:** Private Sale

**Date:** 13/12/2023

**Property Type:** House

**Land Size:** 690 sqm approx



**14 Cash Gr MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,130,000

**Method:** Private Sale

**Date:** 09/12/2023

**Property Type:** House (Res)

**Land Size:** 708 sqm approx