

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 40A Gordon Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,500,000 & \$1,650,000

Median sale price

Median price \$1,309,444 Property Type Townhouse Suburb Mount Waverley

Period - From 15/05/2023 to 14/05/2024 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 | 1/19 Cornish Rd BURWOOD EAST 3151 | \$1,621,000 | 24/02/2024 |
| 2 | 2/19 Cornish Rd BURWOOD EAST 3151 | \$1,588,000 | 26/03/2024 |
| 3 | 131a Lawrence Rd MOUNT WAVERLEY 3149 | \$1,519,800 | 05/02/2024 |

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: 15/05/2024 12:35



Property Type: Townhouse

Agent Comments

Comparable Properties



1/19 Cornish Rd BURWOOD EAST 3151 (REI) Agent Comments



Price: \$1,621,000

Method: Auction Sale

Date: 24/02/2024

Property Type: Townhouse (Res)



2/19 Cornish Rd BURWOOD EAST 3151 (REI) Agent Comments



Price: \$1,588,000

Method: Private Sale

Date: 26/03/2024

Property Type: Townhouse (Single)



131a Lawrence Rd MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,519,800

Method: Private Sale

Date: 05/02/2024

Property Type: Townhouse (Single)

Land Size: 307 sqm approx