## 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	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,500,000		&		\$1,650,000			
Median sale pr	rice							
Median price	\$1,309,444	Pro	operty Type	Том	/nhouse		Suburb	Mount Waverley
Period - From	15/05/2023	to	14/05/2024		So	ource	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	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:

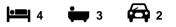
15/05/2024 12:35



40A Gordon Road, Mount Waverley Vic 3149







**Property Type:** Townhouse Agent Comments

Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,650,000 Median Townhouse Price 15/05/2023 - 14/05/2024: \$1,309,444

# **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 Agent Comments (REI/VG)



Price: \$1,519,800 Method: Private Sale Date: 05/02/2024 Property Type: Townhouse (Single) Land Size: 307 sqm approx

#### Account - Jellis Craig | P: 03 88498088



property data

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