

# 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 42 Surrey Road, 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 \$1,180,000 & \$1,280,000

### Median sale price

Median price \$1,300,000 Property Type Townhouse Suburb Mount Waverley

Period - From 28/05/2023 to 27/05/2024 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	276c Waverley Rd MOUNT WAVERLEY 3149	\$1,285,000	20/04/2024
2	1/56 Lechte Rd MOUNT WAVERLEY 3149	\$1,235,000	23/04/2024
3	1/320 Waverley Rd MOUNT WAVERLEY 3149	\$1,230,000	27/01/2024

**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: 28/05/2024 09:46



**Property Type:** Townhouse

Agent Comments

## Comparable Properties



**276c Waverley Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments



**Price:** \$1,285,000

**Method:** Auction Sale

**Date:** 20/04/2024

**Property Type:** Townhouse (Res)



**1/56 Lechte Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$1,235,000

**Method:** Sold Before Auction

**Date:** 23/04/2024

**Property Type:** Townhouse (Res)



**1/320 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)**

Agent Comments



**Price:** \$1,230,000

**Method:** Private Sale

**Date:** 27/01/2024

**Property Type:** Townhouse (Single)