

# 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 Waimarie Drive, 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 \$1,700,000 & \$1,800,000

### Median sale price

Median price \$1,725,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2023 to 30/06/2023 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	40 Waimarie Dr MOUNT WAVERLEY 3149	\$1,800,000	15/05/2023
2	25 Waimarie Dr MOUNT WAVERLEY 3149	\$1,781,000	17/06/2023
3	1 Aster Ct MOUNT WAVERLEY 3149	\$1,695,000	24/06/2023

**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: 12/09/2023 15:30

42 Waimarie Drive, Mount Waverley Vic 3149

**Jellis  
Craig**

Stephen Huang

8849 8088

0499 088 880

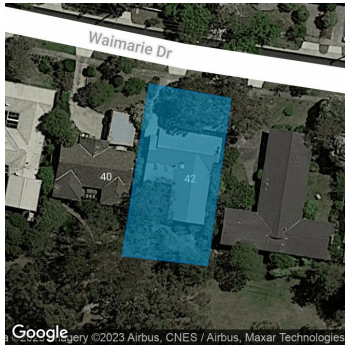
stephenhuang@jellisrcraig.com.au

**Indicative Selling Price**

\$1,700,000 - \$1,800,000

**Median House Price**

June quarter 2023: \$1,725,000



 4    2    2

**Property Type:** House (Res)

**Land Size:** 742 sqm approx

Agent Comments

## Comparable Properties



**40 Waimarie Dr MOUNT WAVERLEY 3149 (VG)** Agent Comments

 4    -    -

**Price:** \$1,800,000

**Method:** Sale

**Date:** 15/05/2023

**Property Type:** House (Res)

**Land Size:** 780 sqm approx



**25 Waimarie Dr MOUNT WAVERLEY 3149 (REI)** Agent Comments

 3    1    1

**Price:** \$1,781,000

**Method:** Auction Sale

**Date:** 17/06/2023

**Property Type:** House (Res)

**Land Size:** 746 sqm approx



**1 Aster Ct MOUNT WAVERLEY 3149 (REI)** Agent Comments

 4    2    2

**Price:** \$1,695,000

**Method:** Auction Sale

**Date:** 24/06/2023

**Property Type:** House (Res)

**Land Size:** 721 sqm approx

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