

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 43 Barlyn Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,450,000 & \$1,595,000

Median sale price

Median price \$1,775,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2024 to 31/03/2024 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 Baxter Ct MOUNT WAVERLEY 3149	\$1,670,000	16/03/2024
2	42 Cumming St BURWOOD 3125	\$1,611,000	03/03/2024
3	23 Oak Hill Rd MOUNT WAVERLEY 3149	\$1,500,000	02/03/2024

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: 22/05/2024 14:47



 4  2  2

Property Type: House

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,595,000

Median House Price

March quarter 2024: \$1,775,000

Comparable Properties



1 Baxter Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  2

Price: \$1,670,000

Method: Auction Sale

Date: 16/03/2024

Property Type: House

Land Size: 639 sqm approx



42 Cumming St BURWOOD 3125 (REI)

Agent Comments

 4  1  2

Price: \$1,611,000

Method: Auction Sale

Date: 03/03/2024

Property Type: House (Res)

Land Size: 866 sqm approx



23 Oak Hill Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  1  2

Price: \$1,500,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 908 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481