

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

45 Essex Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$1,660,000

Property Type House

Suburb Mount Waverley

Period - From 03/05/2023

to 02/05/2024

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	13a Winbourne Rd MOUNT WAVERLEY 3149	\$1,481,000	24/02/2024
2	131 Marianne Way MOUNT WAVERLEY 3149	\$1,440,000	10/03/2024
3	52 Cratloe Rd MOUNT WAVERLEY 3149	\$1,396,001	24/02/2024

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:

03/05/2024 09:42



Property Type: House

Land Size: 664 sqm approx

Agent Comments

Comparable Properties



13a Winbourne Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,481,000

Method: Auction Sale

Date: 24/02/2024

Property Type: House (Res)

Land Size: 372 sqm approx



131 Marianne Way MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,440,000

Method: Private Sale

Date: 10/03/2024

Property Type: House

Land Size: 653 sqm approx



52 Cratloe Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,396,001

Method: Private Sale

Date: 24/02/2024

Property Type: House

Land Size: 650 sqm approx