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 45 Essex Road, Mount V	averley Vic 3149
cluding suburb and	•
postcode	
cluding suburb and	•

Indicative selling price

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

Range between \$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$1,660,000	Pro	perty 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

Add	dress 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 comparableproperties 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





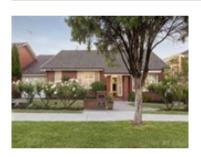
Stephen Huang 8849 8088 0499 088 880 stephenhuang@jelliscraig.com.au

Indicative Selling Price \$1,300,000 - \$1,400,000 **Median House Price** 03/05/2023 - 02/05/2024: \$1,660,000



Property Type: House Land Size: 664 sqm approx **Agent Comments**

Comparable Properties



Sold

13a Winbourne Rd MOUNT WAVERLEY 3149

(REI) **-**3

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)

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Price: \$1,440,000 Method: Private Sale Date: 10/03/2024 Property Type: House Land Size: 653 sqm approx **Agent Comments**

Agent Comments



52 Cratioe Rd MOUNT WAVERLEY 3149 (REI)

Price: \$1,396,001 Method: Private Sale Date: 24/02/2024 Property Type: House Land Size: 650 sqm approx **Agent Comments**

Account - Jellis Craig | P: 03 88498088



