

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 488 Waverley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2023 to 31/12/2023 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	10 Doynton Pde MOUNT WAVERLEY 3149	\$2,010,000	21/10/2023
2	4 Meredith St MOUNT WAVERLEY 3149	\$1,820,000	11/01/2024
3			

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: 18/03/2024 18:16

488 Waverley Road, Mount Waverley Vic 3149

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 4  2  2

Property Type: House
Land Size: 727 sqm approx
Agent Comments

Indicative Selling Price
\$1,800,000 - \$1,900,000
Median House Price
Year ending December 2023: \$1,660,000

Comparable Properties



10 Doynton Pde MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  2  2

Price: \$2,010,000
Method: Auction Sale
Date: 21/10/2023
Property Type: House (Res)
Land Size: 768 sqm approx



4 Meredith St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  2  1

Price: \$1,820,000
Method: Private Sale
Date: 11/01/2024
Property Type: House
Land Size: 663 sqm approx

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.

Account - Heavyside



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