

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 49 Carrol Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

Median price \$1,606,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2022 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	38 Therese Av MOUNT WAVERLEY 3149	\$1,380,000	12/09/2023
2	17 Therese Av MOUNT WAVERLEY 3149	\$1,320,000	14/09/2023
3	8 Ganton Ct MOUNT WAVERLEY 3149	\$1,262,000	22/07/2023

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: 12/10/2023 11:00

49 Carrol Grove, Mount Waverley Vic 3149

**Jellis
Craig**

Paul Polychroniadis
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Indicative Selling Price

\$1,250,000 - \$1,350,000

Median House Price

Year ending June 2023: \$1,606,000



 4  2  2

Property Type: House (Res)

Land Size: 733 sqm approx

Agent Comments

Comparable Properties



38 Therese Av MOUNT WAVERLEY 3149 (REI) Agent Comments

 3  1  3

Price: \$1,380,000

Method: Private Sale

Date: 12/09/2023

Property Type: House

Land Size: 663 sqm approx



17 Therese Av MOUNT WAVERLEY 3149 (REI) Agent Comments

 3  2  2

Price: \$1,320,000

Method: Sold Before Auction

Date: 14/09/2023

Property Type: House (Res)

Land Size: 735 sqm approx



8 Ganton Ct MOUNT WAVERLEY 3149 (REI) Agent Comments

 5  2  2

Price: \$1,262,000

Method: Auction Sale

Date: 22/07/2023

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



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