

# 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 5/41 Mclochlan Street, Mount Waverley Vic 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$730,000

### Median sale price

Median price \$1,080,000 Property Type Unit Suburb Mount Waverley

Period - From 01/07/2023 to 30/09/2023 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 | 1/1 Winbourne Rd MOUNT WAVERLEY 3149     | \$735,000 | 13/09/2023   |
| 2 | 4/8-10 Portsmouth St MOUNT WAVERLEY 3149 | \$685,000 | 16/09/2023   |
| 3 | 1/25 Grenfell Rd MOUNT WAVERLEY 3149     | \$670,000 | 04/10/2023   |

**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: 17/10/2023 17:53

5/41 Mclochlan Street, Mount Waverley Vic 3149

**Jellis  
Craig**

Stan Song

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**Indicative Selling Price**

\$680,000 - \$730,000

**Median Unit Price**

September quarter 2023: \$1,080,000



 2    1    1

**Property Type:** Unit

**Land Size:** 226 sqm approx

Agent Comments

## Comparable Properties



**1/1 Winbourne Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 2    1    1

**Price:** \$735,000

**Method:** Private Sale

**Date:** 13/09/2023

**Property Type:** Unit



**4/8-10 Portsmouth St MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 2    1    1

**Price:** \$685,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** Unit



**1/25 Grenfell Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

 2    1    1

**Price:** \$670,000

**Method:** Private Sale

**Date:** 04/10/2023

**Property Type:** Unit

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



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