## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

### Property offered for sale

	5/70-72 Larch Crescent, Mount Waverley Vic 3149
Including suburb and	·
postcode	

#### Indicative selling price

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

Range between \$1,790,000	&	\$1,840,000
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#### Median sale price

Median price \$1,300,000	Pro	operty Type Tov	vnhouse	Suburb	Mount Waverley
Period - From 23/01/2023	to	22/01/2024	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

Address of comparable property		Price	Date of sale
1	12 Brush Gr GLEN WAVERLEY 3150	\$1,926,000	20/10/2023
2	10 Brush Gr GLEN WAVERLEY 3150	\$1,890,000	18/10/2023
3	16 Walter St GLEN WAVERLEY 3150	\$1,780,000	10/12/2023

#### 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:	23/01/2024 11:03





Lily Chen 8849 8088 0403 707 888 lilychen@jelliscraig.com.au

Indicative Selling Price \$1,790,000 - \$1,840,000 Median Townhouse Price 23/01/2023 - 22/01/2024: \$1,300,000





**Agent Comments** 

## Comparable Properties



12 Brush Gr GLEN WAVERLEY 3150 (REI/VG)

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Agent Comments

This property is more luxury finish, but has less land size.

Price: \$1,926,000

Method: Sold Before Auction

Date: 20/10/2023

**Property Type:** House (Res) **Land Size:** 265 sqm approx

10 Brush Gr GLEN WAVERLEY 3150 (REI/VG)







Agent Comments

This property is more luxury finish, but less land

size.



Price: \$1,890,000

Method: Sold Before Auction

Date: 18/10/2023

Property Type: House (Res) Land Size: 264 sqm approx

16 Walter St GLEN WAVERLEY 3150 (REI)







Agent Comments



Price: \$1,780,000 Method: Private Sale Date: 10/12/2023 Property Type: House Land Size: 362 sqm approx

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





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