

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 Carrol Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,660,000 Property Type House 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	6 Cash Gr MOUNT WAVERLEY 3149	\$1,300,000	22/11/2023
2	14 Cash Gr MOUNT WAVERLEY 3149	\$1,130,000	09/12/2023
3	179 Waverley Rd MOUNT WAVERLEY 3149	\$1,100,000	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: 08/01/2024 11:23



 3  1  2

Property Type: House
Land Size: 696 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
September quarter 2023: \$1,660,000

Comparable Properties



6 Cash Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  1

Price: \$1,300,000
Method: Sold Before Auction
Date: 22/11/2023
Property Type: House (Res)
Land Size: 696 sqm approx



14 Cash Gr MOUNT WAVERLEY 3149 (REI)

Agent Comments

 3  1  2

Price: \$1,130,000
Method: Private Sale
Date: 09/12/2023
Property Type: House (Res)
Land Size: 708 sqm approx



179 Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 3  1  1

Price: \$1,100,000
Method: Auction Sale
Date: 22/07/2023
Property Type: House (Res)
Land Size: 697 sqm approx

Account - Barry Plant | P: 03 9842 8888