# Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Including suburb and postcode

Address 51 catherine Avenue, Mount Waverley Vic 3149

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,500,000		&		\$1,600,000			
Median sale p	rice							
Median price	\$1,660,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1 Snead Ct MOUNT WAVERLEY 3149	\$1,600,000	11/11/2023
2	16 Catherine Av MOUNT WAVERLEY 3149	\$1,540,000	09/12/2023
3	1 Eileen St MOUNT WAVERLEY 3149	\$1,528,000	24/02/2024

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:

04/04/2024 11:06









**Property Type:** House Agent Comments

Costa Calaitzis 8849 8088 0400 110 489 costacalaitzis@jelliscraig.com.au

Indicative Selling Price \$1,500,000 - \$1,600,000 Median House Price Year ending December 2023: \$1,660,000

# **Comparable Properties**



1 Snead Ct MOUNT WAVERLEY 3149 (REI/VG) Agent Comments



Price: \$1,600,000 Method: Auction Sale Date: 11/11/2023 Property Type: House (Res) Land Size: 683 sqm approx



16 Catherine Av MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,540,000 Method: Auction Sale Date: 09/12/2023 Property Type: House (Res) Land Size: 725 sqm approx

1 Eileen St MOUNT WAVERLEY 3149 (REI)



Agent Comments

Price: \$1,528,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res)

#### Account - Jellis Craig | P: 03 88498088



propertydata

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