

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 51 catherine Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,500,000 & \$1,600,000

Median sale price

Median price \$1,660,000 Property Type House Suburb Mount Waverley

Period - From 01/01/2023 to 31/12/2023 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 Sned 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

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)