

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 56 Outlook Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,580,000 & \$1,680,000

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	31 Outlook Rd MOUNT WAVERLEY 3149	\$1,580,000	12/08/2023
2	28 Andrew St MOUNT WAVERLEY 3149	\$1,700,000	21/08/2023
3	14 Stocks Rd MOUNT WAVERLEY 3149	\$1,798,800	04/11/2023

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: 08/12/2023 10:51



 4  2  2

Property Type: House
Land Size: 729 sqm approx
Agent Comments

Indicative Selling Price
\$1,580,000 - \$1,680,000
Median House Price
September quarter 2023: \$1,660,000

Comparable Properties



31 Outlook Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,580,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 710 sqm approx



28 Andrew St MOUNT WAVERLEY 3149 (REI)

Agent Comments

 4  1  2

Price: \$1,700,000
Method: Private Sale
Date: 21/08/2023
Property Type: House
Land Size: 735 sqm approx



14 Stocks Rd MOUNT WAVERLEY 3149 (REI)

Agent Comments

 6  3  2

Price: \$1,798,800
Method: Private Sale
Date: 04/11/2023
Property Type: House (Res)
Land Size: 728 sqm approx

Account - Scott Kim Real Estate Pty Ltd | P: 03 9808 0481