## 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	56 Swayfield Road, Mount Waverley Vic 3149
Including suburb and	
postcode	
postcode	

#### Indicative selling price

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

Range between \$1,280,000	&	\$1,398,000
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### Median sale price

Median price	\$1,725,000	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/04/2023	to	30/06/2023		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

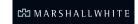
Add	dress of comparable property	Price	Date of sale
1	1 Magna Ct MOUNT WAVERLEY 3149	\$1,400,000	16/07/2023
2	9 Hayfield Rd MOUNT WAVERLEY 3149	\$1,350,000	14/07/2023
3	44 Prospect St MOUNT WAVERLEY 3149	\$1,281,000	02/09/2023

#### 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:	04/09/2023 15:27









Rooms: 7

Property Type: House Land Size: 715 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$1,280,000 - \$1,398,000 **Median House Price** June quarter 2023: \$1,725,000

# Comparable Properties



1 Magna Ct MOUNT WAVERLEY 3149 (REI)

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Price: \$1,400,000

Method: Sold After Auction

Date: 16/07/2023 Property Type: House Land Size: 726 sqm approx **Agent Comments** 



9 Hayfield Rd MOUNT WAVERLEY 3149 (REI)

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Price: \$1,350,000

Method: Sold Before Auction

Date: 14/07/2023

Property Type: House (Res)

Agent Comments



44 Prospect St MOUNT WAVERLEY 3149 (REI) Agent Comments

Price: \$1,281,000 Method: Auction Sale Date: 02/09/2023

Property Type: House (Res) Land Size: 870 sqm approx

Account - Marshall White | P: 03 9822 9999



