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

7 Olympian Avenue, Mount Waverley Vic 3149

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ing		
Range betweer	\$3,480,000		&		\$3,680,000			
Median sale p	rice							
Median price	\$1,725,000	Pro	operty Type	Hou	se		Suburb	Mount Waverley
Period - From	01/04/2023	to	30/06/2023		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.

Add	dress of comparable property	Price	Date of sale
1	20 Farquharson St MOUNT WAVERLEY 3149	\$3,415,000	24/06/2023
2	22 Kemp Av MOUNT WAVERLEY 3149	\$3,290,000	18/04/2023
3	46 Park La MOUNT WAVERLEY 3149	\$3,280,000	21/06/2023

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:

28/08/2023 16:17





Jared Wei



Property Type: House (Res) **Land Size:** 753 sqm approx Agent Comments 03 8849 8088 0413 260 872 jaredwei@jelliscraig.com.au

Indicative Selling Price \$3,480,000 - \$3,680,000 Median House Price June quarter 2023: \$1,725,000

Comparable Properties



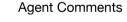
 20 Farquharson St MOUNT WAVERLEY 3149
 Agent Comments (REI)

 Image: 5
 Image: 3

 5
 Image: 3

Price: \$3,415,000 Method: Auction Sale Date: 24/06/2023 Property Type: House (Res)

(REI/VG)





Frice: \$3,290,000 Method: Sold Before Auction Date: 18/04/2023 Property Type: House (Res)

Land Size: 697 sqm approx

22 Kemp Av MOUNT WAVERLEY 3149



46 Park La MOUNT WAVERLEY 3149 (REI)



Agent Comments

Price: \$3,280,000 Method: Private Sale Date: 21/06/2023 Property Type: House (Res) Land Size: 726 sqm approx

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180





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