

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

74 Bruce Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between

\$1,600,000

&

\$1,700,000

Median sale price

Median price

\$1,670,000

Property Type

House

Suburb

Mount Waverley

Period - From

01/04/2023

to

31/03/2024

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	11 Meadow Cr MOUNT WAVERLEY 3149	\$1,700,000	27/04/2024
2	50 Albert St MOUNT WAVERLEY 3149	\$1,657,000	02/03/2024
3	30 Wilga St MOUNT WAVERLEY 3149	\$1,637,000	23/03/2024

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:

20/05/2024 15:54



Property Type: House

Land Size: 780 sqm approx

[Agent Comments](#)

Comparable Properties



11 Meadow Cr MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)



Price: \$1,700,000

Method: Auction Sale

Date: 27/04/2024

Property Type: House (Res)

Land Size: 769 sqm approx



50 Albert St MOUNT WAVERLEY 3149 (REI/VG) [Agent Comments](#)



Price: \$1,657,000

Method: Auction Sale

Date: 02/03/2024

Property Type: House (Res)

Land Size: 725 sqm approx



30 Wilga St MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)



Price: \$1,637,000

Method: Auction Sale

Date: 23/03/2024

Property Type: House (Res)

Land Size: 735 sqm approx