

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 Essex Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,800,000 & \$1,900,000

Median sale price

Median price \$1,620,000 Property Type House Suburb Mount Waverley

Period - From 01/10/2022 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	24 Avondale Gr MOUNT WAVERLEY 3149	\$1,930,000	22/06/2023
2	11 Winbourne Rd MOUNT WAVERLEY 3149	\$1,830,000	12/08/2023
3	86b Essex Rd MOUNT WAVERLEY 3149	\$1,810,000	07/07/2023

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:

23/10/2023 16:00



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Property Type:
Land Size: 757 sqm approx
Agent Comments

Indicative Selling Price
 \$1,800,000 - \$1,900,000
Median House Price
 Year ending September 2023: \$1,620,000

Comparable Properties



24 Avondale Gr MOUNT WAVERLEY 3149 (VG) [Agent Comments](#)

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Price: \$1,930,000
Method: Sale
Date: 22/06/2023
Property Type: Development Site (Res)
Land Size: 858 sqm approx



11 Winbourne Rd MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

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Price: \$1,830,000
Method: Auction Sale
Date: 12/08/2023
Property Type: House (Res)
Land Size: 740 sqm approx

86b Essex Rd MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

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Price: \$1,810,000
Method: Sold Before Auction
Date: 07/07/2023
Property Type: House (Res)

Account - Belle Property Balwyn | P: 03 9830 7000 | F: 03 9830 7017