

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 9 Farquharson Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,100,000 & \$2,200,000

Median sale price

Median price \$1,725,000 Property 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	Price	Date of sale
1	20 Simpson Dr MOUNT WAVERLEY 3149	\$2,350,000	17/06/2023
2	10 Fort St MOUNT WAVERLEY 3149	\$2,200,000	26/05/2023
3	24 Rosaline Av MOUNT WAVERLEY 3149	\$1,998,000	20/05/2023

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: 09/08/2023 15:35

9 Farquharson Street, Mount Waverley Vic 3149

**Jellis
Craig**

Stephen Huang

8849 8088

0499 088 880

stephenhuang@jellisrcraig.com.au



 5  3  2

Property Type: House (Res)

Land Size: 756 sqm approx

Agent Comments

Indicative Selling Price

\$2,100,000 - \$2,200,000

Median House Price

June quarter 2023: \$1,725,000

Comparable Properties



20 Simpson Dr MOUNT WAVERLEY 3149 (REI) Agent Comments

 5  4  2

Price: \$2,350,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 741 sqm approx



10 Fort St MOUNT WAVERLEY 3149 (REI) Agent Comments

 5  2  2

Price: \$2,200,000

Method: Private Sale

Date: 26/05/2023

Property Type: House (Res)



24 Rosaline Av MOUNT WAVERLEY 3149 (REI/VG) Agent Comments

 5  3  2

Price: \$1,998,000

Method: Auction Sale

Date: 20/05/2023

Property Type: House (Res)

Land Size: 682 sqm approx

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



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