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	38B Price Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Single price: $1,616,000

Median sale price

Median price: $1,298,750 Property Type: Townhouse Suburb: Mount Waverley

Period - From: 15/07/2023 to: 14/07/2024 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	1/2 Florence St GLEN WAVERLEY 3150	$1,680,000	02/03/2024
2	2 Carmel Av MOUNT WAVERLEY 3149	$1,648,800	20/06/2024
3	40a Gordon Rd MOUNT WAVERLEY 3149	$1,550,000	22/06/2024

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: 15/07/2024 11:22

38B Price Avenue, Mount Waverley Vic 3149

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Rooms: 3
Property Type:
Agent Comments

Indicative Selling Price
$1,616,000
Median Townhouse Price
15/07/2023 - 14/07/2024: $1,298,750

Comparable Properties



1/2 Florence St GLEN WAVERLEY 3150 (REI/VG)

4 3 1

Price: $1,680,000
Method: Auction Sale
Date: 02/03/2024
Property Type: Townhouse (Res)
Land Size: 346 sqm approx

Agent Comments

2 Carmel Av MOUNT WAVERLEY 3149 (VG)

4 - -

Price: $1,648,800
Method: Sale
Date: 20/06/2024
Property Type: House (Res)
Land Size: 294 sqm approx

Agent Comments



40a Gordon Rd MOUNT WAVERLEY 3149 (REI)

4 3 2

Price: $1,550,000
Method: Auction Sale
Date: 22/06/2024
Property Type: Townhouse (Res)
Land Size: 384 sqm approx

Agent Comments

Account - Jellis Craig | P: 03 88498088

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