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	55 Walker Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,540,500 Property Type House Suburb Mount Waverley

Period - From 01/04/2022 to 30/06/2022 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 Nagle Ct, Mount Waverley, Vic 3149, Australia	$1,300,000	21/06/2022
2	532 High Street Rd MOUNT WAVERLEY 3149	$1,288,000	04/06/2022
3	478 Highbury Rd MOUNT WAVERLEY 3149	$1,265,000	17/06/2022

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: 19/09/2022 11:33

55 Walker Road, Mount Waverley Vic 3149



3 2 2

Property Type:
Divorce/Estate/Family Transfers
Land Size: 651 sqm approx

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median House Price
June quarter 2022: $1,540,500

Comparable Properties



1 Nagle Ct, Mount Waverley, Vic 3149, Australia (REI)

4 2 2

Price: $1,300,000
Method:
Date: 21/06/2022
Property Type: House

Agent Comments

land: 654 sqm approx



532 High Street Rd MOUNT WAVERLEY 3149 (REI)

4 1 2

Price: $1,288,000
Method: Auction Sale
Date: 04/06/2022
Property Type: House (Res)
Land Size: 726 sqm approx

Agent Comments



478 Highbury Rd MOUNT WAVERLEY 3149 (REI/VG)

4 1 3

Price: $1,265,000
Method: Sold Before Auction
Date: 17/06/2022
Property Type: House (Res)
Land Size: 730 sqm approx

Agent Comments

Account - Heavyside

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