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	33 Headingley Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,450,000 & $1,550,000

Median sale price

Median price $1,581,250 Property Type House Suburb Mount Waverley

Period - From 01/10/2023 to 31/12/2023 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	1/2 Quaintance St MOUNT WAVERLEY 3149	$1,446,000	03/02/2024
2			
3			

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: 05/03/2024 16:43

33 Headingley Road, Mount Waverley Vic 3149

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4 2 1

Property Type: House

Agent Comments

Indicative Selling Price
$1,450,000 - $1,550,000
Median House Price
December quarter 2023: $1,581,250

Comparable Properties



1/2 Quaintance St MOUNT WAVERLEY 3149 (REI)

4 2 2

Price: $1,446,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 324 sqm approx

Agent Comments

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.

Account - Heavyside

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