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	27 Windsor Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Single price $1,225,000

Median sale price

Median price $1,176,250 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2024 to 30/06/2024 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	2/38 Oakern St MOUNT WAVERLEY 3149	$1,240,000	16/08/2024
2	2/69 Alice St MOUNT WAVERLEY 3149	$1,175,000	03/08/2024
3	2/104 Leeds Rd MOUNT WAVERLEY 3149	$1,250,000	28/05/2024

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: 26/08/2024 10:52

27 Windsor Avenue, Mount Waverley Vic 3149

Stan Song
8849 8088
0452 180 920
stansong@jelliscraig.com.au



3 2 1

Property Type: House (Res)

Agent Comments

Indicative Selling Price
$1,225,000
Median Unit Price
June quarter 2024: $1,176,250

Comparable Properties



2/38 Oakern St MOUNT WAVERLEY 3149 (REI)

3 2 2

Agent Comments

Price: $1,240,000
Method: Private Sale
Date: 16/08/2024
Property Type: Unit
Land Size: 392 sqm approx



2/69 Alice St MOUNT WAVERLEY 3149 (REI)

3 2 -

Agent Comments

Price: $1,175,000
Method: Auction Sale
Date: 03/08/2024
Property Type: Unit



2/104 Leeds Rd MOUNT WAVERLEY 3149 (VG)

3 - -

Agent Comments

Price: $1,250,000
Method: Sale
Date: 28/05/2024
Property Type: Strata Unit/Flat

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