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	1/42 Sesame Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,500,000 & $1,650,000

Median sale price

Median price $1,296,250 Property Type Townhouse Suburb Mount Waverley

Period - From 12/08/2023 to 11/08/2024 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	40a Gordon Rd MOUNT WAVERLEY 3149	$1,550,000	22/06/2024
2	4 Pindan Ct MOUNT WAVERLEY 3149	$1,491,000	09/06/2024
3	27 White St MOUNT WAVERLEY 3149	$1,680,000	21/05/2024

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: 12/08/2024 13:48

1/42 Sesame Street, Mount Waverley Vic 3149

Jared Wei
03 8849 8088
0413 260 872
jaredwei@jelliscraig.com.au



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,500,000 - $1,650,000
Median Townhouse Price
12/08/2023 - 11/08/2024: $1,296,250

Comparable Properties



40a Gordon Rd MOUNT WAVERLEY 3149 (REI)

4 3 2

Agent Comments

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



4 Pindan Ct MOUNT WAVERLEY 3149 (REI)

4 2 2

Agent Comments

Price: $1,491,000
Method: Auction Sale
Date: 09/06/2024
Property Type: House (Res)
Land Size: 446 sqm approx



27 White St MOUNT WAVERLEY 3149 (REI)

4 3 2

Agent Comments

Price: $1,680,000
Method: Sold Before Auction
Date: 21/05/2024
Property Type: Townhouse (Res)
Land Size: 420 sqm approx

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