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	4/27 Jacqueline Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,100,000 & $1,210,000

Median sale price

Median price $1,110,750 Property Type Unit Suburb Mount Waverley

Period - From 01/04/2023 to 31/03/2024 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	2/4 Maureen St MOUNT WAVERLEY 3149	$1,245,000	10/06/2024
2	27A White St MOUNT WAVERLEY 3149	$1,200,000	22/05/2024
3	1/3 Federal St MOUNT WAVERLEY 3149	$1,140,000	20/04/2024

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: 24/06/2024 15:27

4/27 Jacqueline Road, Mount Waverley Vic 3149

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3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,100,000 - $1,210,000
Median Unit Price
Year ending March 2024: $1,110,750

Comparable Properties



2/4 Maureen St MOUNT WAVERLEY 3149 (REI)

3 2 2

Agent Comments

Price: $1,245,000
Method: Private Sale
Date: 10/06/2024
Property Type: Townhouse (Single)



27A White St MOUNT WAVERLEY 3149 (REI)

3 2 1

Agent Comments

Price: $1,200,000
Method: Sold Before Auction
Date: 22/05/2024
Property Type: Townhouse (Res)
Land Size: 302 sqm approx



1/3 Federal St MOUNT WAVERLEY 3149 (REI)

3 2 2

Agent Comments

Price: $1,140,000
Method: Auction Sale
Date: 20/04/2024
Property Type: Townhouse (Res)

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