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	3/24 Adrienne Crescent, Mount Waverley Vic 3149

Indicative selling price

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

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

Median sale price

Median price $1,300,000 Property Type Townhouse Suburb Mount Waverley

Period - From 14/10/2023 to 13/10/2024 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	2/70-72 Larch Cr MOUNT WAVERLEY 3149	$1,020,000	12/10/2024
2	3/38 Sampson Dr MOUNT WAVERLEY 3149	$1,100,000	24/08/2024
3	1/11 Adelaide Av MOUNT WAVERLEY 3149	$1,058,000	27/07/2024

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: 14/10/2024 12:58

3/24 Adrienne Crescent, Mount Waverley Vic 3149

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3 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,000,000 - $1,100,000
Median Townhouse Price
14/10/2023 - 13/10/2024: $1,300,000

Comparable Properties



2/70-72 Larch Cr MOUNT WAVERLEY 3149 (REI)

3 2 1

Price: $1,020,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)

Agent Comments



3/38 Sampson Dr MOUNT WAVERLEY 3149 (REI/VG)

3 2 2

Price: $1,100,000
Method: Auction Sale
Date: 24/08/2024
Property Type: Townhouse (Res)

Agent Comments



1/11 Adelaide Av MOUNT WAVERLEY 3149 (REI/VG)

3 1 2

Price: $1,058,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Unit
Land Size: 315 sqm approx

Agent Comments

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