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<br>Including suburb and postcode | 5 Sunhill Road, Mount Waverley Vic 3149 |

## Indicative selling price

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

Range between $1,350,000 & $1,480,000

## Median sale price

Median price $1,626,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2023 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 | 7 Wills Av MOUNT WAVERLEY 3149 | $1,478,000 | 03/08/2024 |
| 2 | 43 Barlyn Rd MOUNT WAVERLEY 3149 | $1,460,000 | 23/06/2024 |
| 3 | 8 Stocks Rd MOUNT WAVERLEY 3149 | $1,441,000 | 18/05/2024 |

**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: 30/09/2024 15:21

# 5 Sunhill Road, Mount Waverley Vic 3149

Calvin Huang
8849 8088
0433 625 756
calvinhuang@jelliscraig.com.au




4 2 1

**Property Type:** House (Res)
**Land Size:** 725 sqm approx

Agent Comments

**Indicative Selling Price**
$1,350,000 - $1,480,000
**Median House Price**
Year ending June 2024: $1,626,000

## Comparable Properties




**7 Wills Av MOUNT WAVERLEY 3149 (REI)**

4 2 1

**Price:** $1,478,000
**Method:** Auction Sale
**Date:** 03/08/2024
**Property Type:** House (Res)
**Land Size:** 752 sqm approx

Agent Comments




**43 Barlyn Rd MOUNT WAVERLEY 3149 (REI/VG)**

4 2 2

**Price:** $1,460,000
**Method:** Private Sale
**Date:** 23/06/2024
**Property Type:** House
**Land Size:** 651 sqm approx

Agent Comments



**8 Stocks Rd MOUNT WAVERLEY 3149 (REI/VG)**

4 2 2

**Price:** $1,441,000
**Method:** Auction Sale
**Date:** 18/05/2024
**Property Type:** House (Res)
**Land Size:** 725 sqm approx

Agent Comments



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