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	2/111 Blackburn Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,050,000 & $1,150,000

Median sale price

Median price $1,297,500 Property Type Townhouse Suburb Mount Waverley

Period - From 15/10/2023 to 14/10/2024 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	31b Belmont Rd GLEN WAVERLEY 3150	$1,200,000	12/10/2024
2	1/1 Munro Av MOUNT WAVERLEY 3149	$1,145,000	12/07/2024
3			

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: 15/10/2024 15:13

2/111 Blackburn Road, Mount Waverley Vic 3149

Ras van der Merwe
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4 2 2

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
15/10/2023 - 14/10/2024: $1,297,500

Comparable Properties



31b Belmont Rd GLEN WAVERLEY 3150 (REI)

4 3 2

Agent Comments

Price: $1,200,000
Method: Auction Sale
Date: 12/10/2024
Property Type: Townhouse (Res)



1/1 Munro Av MOUNT WAVERLEY 3149 (REI)

4 2 2

Agent Comments

Price: $1,145,000
Method: Sold Before Auction
Date: 12/07/2024
Property Type: Townhouse (Res)

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.

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