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 | 4a Bales Street, Mount Waverley Vic 3149 |

## Indicative selling price

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

Range between $1,330,000 & $1,463,000

## Median sale price

Median price $1,292,000 Property Type Townhouse Suburb Mount Waverley

Period - From 23/10/2023 to 22/10/2024 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 | 1/318 Waverley Rd MOUNT WAVERLEY 3149 | $1,355,000 | 19/10/2024 |
| 2 | 2/24 Rhonda St MOUNT WAVERLEY 3149 | $1,345,000 | 14/09/2024 |
| 3 | 375a Waverley Rd MOUNT WAVERLEY 3149 | $1,425,000 | 16/08/2024 |

**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: 23/10/2024 22:08

# 4a Bales Street, Mount Waverley Vic 3149

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4 3 2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**
$1,330,000 - $1,463,000
**Median Townhouse Price**
23/10/2023 - 22/10/2024: $1,292,000

## Comparable Properties



**1/318 Waverley Rd MOUNT WAVERLEY 3149 (REI)**

4 3 2

**Price:** $1,355,000
**Method:** Sold After Auction
**Date:** 19/10/2024
**Property Type:** Townhouse (Res)
**Land Size:** 331 sqm approx

Agent Comments



**2/24 Rhonda St MOUNT WAVERLEY 3149 (REI)**

4 2 2

**Price:** $1,345,000
**Method:** Auction Sale
**Date:** 14/09/2024
**Property Type:** Townhouse (Res)
**Land Size:** 402 sqm approx

Agent Comments



**375a Waverley Rd MOUNT WAVERLEY 3149 (REI/VG)**

5 3 2

**Price:** $1,425,000
**Method:** Private Sale
**Date:** 16/08/2024
**Property Type:** Townhouse (Single)
**Land Size:** 271 sqm approx

Agent Comments

4A bales has extra study room is similar to a small size bedroom



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