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	1/14 Olympian Avenue, 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 $1,298,750 Property Type Townhouse Suburb Mount Waverley

Period - From 15/07/2023 to 14/07/2024 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	2/450 Huntingdale Rd MOUNT WAVERLEY 3149	$1,152,500	24/05/2024
2	2/576 Huntingdale Rd MOUNT WAVERLEY 3149	$1,120,000	26/06/2024
3	2/23 Lynden Gr MOUNT WAVERLEY 3149	$1,103,500	26/06/2024

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: 15/07/2024 11:53

1/14 Olympian Avenue, Mount Waverley Vic 3149

Stephen Huang
8849 8088
0499 088 880
stephenhuang@jelliscraig.com.au



3 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,050,000 - $1,150,000
Median Townhouse Price
15/07/2023 - 14/07/2024: $1,298,750

Comparable Properties



2/450 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,152,500
Method: Private Sale
Date: 24/05/2024
Property Type: Townhouse (Single)
Land Size: 201 sqm approx

Agent Comments



2/576 Huntingdale Rd MOUNT WAVERLEY 3149 (REI)

3 2 2

Price: $1,120,000
Method: Sold Before Auction
Date: 26/06/2024
Property Type: Townhouse (Res)
Land Size: 202 sqm approx

Agent Comments



2/23 Lynden Gr MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,103,500
Method: Sold Before Auction
Date: 26/06/2024
Property Type: Townhouse (Res)

Agent Comments

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