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	2/12 Halliday Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between $800,000 & $880,000

Median sale price

Median price $885,000 Property Type Unit Suburb Mount Waverley

Period - From 01/11/2023 to 31/10/2024 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	2/9 Bradstreet Rd MOUNT WAVERLEY 3149	$940,800	22/10/2024
2	1/23 Jacana St CHADSTONE 3148	$840,000	03/10/2024
3	3/4 Holskamp St MOUNT WAVERLEY 3149	$868,000	25/09/2024

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: 01/11/2024 13:39

2/12 Halliday Street, Mount Waverley Vic 3149

Sue Li
8849 8088
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3 1 1

Property Type: Unit
Land Size: 342 sqm approx

Agent Comments

Indicative Selling Price
$800,000 - $880,000
Median Unit Price
01/11/2023 - 31/10/2024: $885,000

Comparable Properties



2/9 Bradstreet Rd MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $940,800
Method: Private Sale
Date: 22/10/2024
Property Type: Unit
Land Size: 443 sqm approx

Agent Comments



1/23 Jacana St CHADSTONE 3148 (REI)

3 2 2

Price: $840,000
Method: Private Sale
Date: 03/10/2024
Property Type: Unit
Land Size: 278 sqm approx

Agent Comments



3/4 Holskamp St MOUNT WAVERLEY 3149 (REI)

3 1 1

Price: $868,000
Method: Auction Sale
Date: 25/09/2024
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: 03 88498088

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