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	1/39 Therese Avenue, Mount Waverley Vic 3149

Indicative selling price

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

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

Median sale price

Median price $1,288,500 Property Type Townhouse Suburb Mount Waverley

Period - From 12/11/2023 to 11/11/2024 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	12/17 Forster Rd MOUNT WAVERLEY 3149	$1,070,000	18/08/2024
2	8d Highfield Rd CHADSTONE 3148	$1,030,000	07/08/2024
3	1/9 Macrina St OAKLEIGH EAST 3166	$1,020,000	25/07/2024

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: 12/11/2024 17:34

1/39 Therese Avenue, Mount Waverley Vic 3149

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4 2 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price
$1,000,000 - $1,050,000
Median Townhouse Price
12/11/2023 - 11/11/2024: $1,288,500

Comparable Properties



12/17 Forster Rd MOUNT WAVERLEY 3149 (REI/VG)

4 3 2

Price: $1,070,000
Method: Private Sale
Date: 18/08/2024
Property Type: Townhouse (Single)

Agent Comments



8d Highfield Rd CHADSTONE 3148 (REI)

4 3 2

Price: $1,030,000
Method: Private Sale
Date: 07/08/2024
Property Type: Townhouse (Res)
Land Size: 226 sqm approx

Agent Comments



1/9 Macrina St OAKLEIGH EAST 3166 (REI/VG)

4 3 2

Price: $1,020,000
Method: Sold Before Auction
Date: 25/07/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Jellis Craig | P: 03 88498088

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