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	8 Inverell Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $2,600,000 & $2,800,000

Median sale price

Median price $1,672,500 Property Type House Suburb Mount Waverley

Period - From 01/07/2024 to 30/09/2024 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	37 Avendon Blvd GLEN WAVERLEY 3150	$2,750,000	22/10/2024
2	12 Cameron St MOUNT WAVERLEY 3149	$2,710,000	14/09/2024
3	50 Nottingham St GLEN WAVERLEY 3150	$2,736,000	15/07/2024

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: 30/10/2024 13:23

8 Inverell Avenue, Mount Waverley Vic 3149

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



6 4 3

Property Type: House (Res)
Land Size: 714 sqm approx

Agent Comments

Indicative Selling Price
$2,600,000 - $2,800,000
Median House Price
September quarter 2024: $1,672,500

Comparable Properties



37 Avendon Blvd GLEN WAVERLEY 3150 (REI)

5 2 2

Agent Comments

Price: $2,750,000
Method: Private Sale
Date: 22/10/2024
Property Type: House
Land Size: 745 sqm approx



12 Cameron St MOUNT WAVERLEY 3149 (REI)

5 3 2

Agent Comments

Price: $2,710,000
Method: Auction Sale
Date: 14/09/2024
Property Type: House (Res)
Land Size: 725 sqm approx



50 Nottingham St GLEN WAVERLEY 3150 (REI/VG)

5 2 2

Agent Comments

Price: $2,736,000
Method: Sold Before Auction
Date: 15/07/2024
Property Type: House (Res)
Land Size: 783 sqm approx

Account - Jellis Craig | P: 03 88498088

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