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	18 Olive Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between $1,200,000 & $1,300,000

Median sale price

Median price $1,135,000 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2023 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	7 Waverley Rd CHADSTONE 3148	$1,236,000	19/10/2024
2	31 Margot St CHADSTONE 3148	$1,200,000	21/09/2024
3	4 Stamford Rd OAKLEIGH 3166	$1,205,500	07/09/2024

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: 18/11/2024 10:17

18 Olive Avenue, Mount Waverley Vic 3149

Lauchlan Waterfield
03 9509 0411
0422 290 489
lauchlan.waterfield@belleproperty.com



3 1 2

Property Type: House

Agent Comments

Indicative Selling Price
$1,200,000 - $1,300,000
Median Unit Price
Year ending September 2024: $1,135,000

Comparable Properties



7 Waverley Rd CHADSTONE 3148 (REI)

3 1 2

Price: $1,236,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 735 sqm approx

Agent Comments



31 Margot St CHADSTONE 3148 (REI)

3 1 2

Price: $1,200,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 598 sqm approx

Agent Comments



4 Stamford Rd OAKLEIGH 3166 (REI)

3 1 2

Price: $1,205,500
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 725 sqm approx

Agent Comments

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