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	22 Amber Grove, Mount Waverley Vic 3149

Indicative selling price

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

Single price: $2,000,000

Median sale price

Median price: $1,601,500 Property Type: House Suburb: Mount Waverley

Period - From: 01/04/2024 to: 30/06/2024 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	14 Kemp Av MOUNT WAVERLEY 3149	$1,841,500	06/07/2024
2	40 Greenways Rd GLEN WAVERLEY 3150	$1,970,000	22/06/2024
3	23 Waimarie Dr MOUNT WAVERLEY 3149	$1,916,000	22/06/2024

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: 12/09/2024 17:38

22 Amber Grove, Mount Waverley Vic 3149

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4 3 1

Property Type: House (Previously Occupied - Detached)
Land Size: 769 sqm approx

Agent Comments

Indicative Selling Price
$2,000,000
Median House Price
June quarter 2024: $1,601,500

Comparable Properties



14 Kemp Av MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,841,500
Method: Auction Sale
Date: 06/07/2024
Property Type: House (Res)
Land Size: 697 sqm approx

Agent Comments



40 Greenways Rd GLEN WAVERLEY 3150 (REI/VG)

4 2 2

Price: $1,970,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments



23 Waimarie Dr MOUNT WAVERLEY 3149 (REI)

3 1 2

Price: $1,916,000
Method: Auction Sale
Date: 22/06/2024
Property Type: House (Res)
Land Size: 742 sqm approx

Agent Comments

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