

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 38 McLaren Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$2,100,000 & \$2,300,000

Median sale price

Median price \$1,725,000 Property Type House Suburb Mount Waverley

Period - From 01/04/2023 to 30/06/2023 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	9 Farquharson St MOUNT WAVERLEY 3149	\$2,252,500	18/09/2023
2	2 Virginia St MOUNT WAVERLEY 3149	\$2,228,000	09/09/2023
3			

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: 13/10/2023 14:10



Property Type: House

Agent Comments

Comparable Properties



9 Farquharson St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$2,252,500

Method: Private Sale

Date: 18/09/2023

Property Type: House

Land Size: 755 sqm approx



2 Virginia St MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$2,228,000

Method: Auction Sale

Date: 09/09/2023

Property Type: House (Res)

Land Size: 880 sqm approx

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.