# Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

# Property offered for sale

12 Bizley Street, Mount Waverley Vic 3149
1

#### Indicative selling price

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

Range between \$2,100,000 & \$2,300,00
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### Median sale price

Median price	\$1,630,500	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/01/2025	to	31/03/2025		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

Add	dress of comparable property	Price	Date of sale
1	12 Turner Ct GLEN WAVERLEY 3150	\$2,165,000	25/04/2025
2	16 Regent St MOUNT WAVERLEY 3149	\$2,250,000	22/04/2025
3	21 Clarke PI MOUNT WAVERLEY 3149	\$2,210,000	22/03/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

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> **Indicative Selling Price** \$2,100,000 - \$2,300,000 **Median House Price** March quarter 2025: \$1,630,500



Property Type: House Land Size: 740 sqm approx

**Agent Comments** 

# Comparable Properties



12 Turner Ct GLEN WAVERLEY 3150 (REI)

2

Price: \$2,165,000

Method: Sold Before Auction

Date: 25/04/2025 Property Type: House

Land Size: 834 sqm approx

**Agent Comments** 



16 Regent St MOUNT WAVERLEY 3149 (REI)

Agent Comments

Price: \$2,250,000 Method: Private Sale Date: 22/04/2025 Property Type: House Land Size: 838 sqm approx

21 Clarke PI MOUNT WAVERLEY 3149 (REI)

Price: \$2,210,000 Method: Auction Sale Date: 22/03/2025

Property Type: House (Res)

**Agent Comments** 

Account - Jellis Craig | P: 03 88498088





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