

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

1-9/124-126 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,280,000

&

\$1,390,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,250

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

9 EWART LANE BURWOOD VIC 3125	\$1,045,000	21-Feb-24
1/4 PROSPECT STREET MOUNT WAVERLEY VIC 3149	\$1,155,000	11-Dec-23
3/47 SURREY ROAD MOUNT WAVERLEY VIC 3149	\$1,282,500	22-Dec-23

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 6 months.~~

This Statement of Information was prepared on: 18 April 2024



9 EWART LANE BURWOOD VIC 3125

3 2 2

Sold Price ^{RS} **\$1,045,000** ^{UN} Sold Date **21-Feb-24**

Distance **0.23km**



1/4 PROSPECT STREET MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price ^{RS} **\$1,155,000** Sold Date **11-Dec-23**

Distance **0.76km**



3/47 SURREY ROAD MOUNT WAVERLEY VIC 3149

4 3 2

Sold Price **\$1,282,500** Sold Date **22-Dec-23**

Distance **0.83km**

RS = Recent sale

UN = Undisclosed Sale

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