

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

6/20-22 PRINCETOWN 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

\$575,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Apr 2024

to

31 Mar 2025

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

3/344-346 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$690,000	11-Feb-25
2/19 ANTHONY DRIVE MOUNT WAVERLEY VIC 3149	\$530,000	05-Feb-25
5/368-370 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$695,500	22-Nov-24

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: 09 April 2025


**3/344-346 WAVERLEY ROAD
MOUNT WAVERLEY VIC 3149**

 2
  1
  1

Sold Price

^{RS} **\$690,000**

Sold Date

11-Feb-25

Distance

0.43km

**2/19 ANTHONY DRIVE MOUNT
WAVERLEY VIC 3149**

 2
  1
  2

Sold Price

\$530,000

Sold Date

05-Feb-25

Distance

1.06km

**5/368-370 HIGH STREET ROAD
MOUNT WAVERLEY VIC 3149**

 2
  1
  1

Sold Price

\$695,500

Sold Date

22-Nov-24

Distance

1.27km
RS = Recent sale

UN = Undisclosed Sale

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