

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

12D Carolina Street, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,245,000 Property Type Townhouse Suburb Mount Waverley

Period - From 30/03/2022 to 29/03/2023 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	2/12 La Frank St BURWOOD 3125	\$990,500	18/02/2023
2	3/62 Cypress Av GLEN WAVERLEY 3150	\$930,000	11/11/2022
3	48 Northcote Cirt BURWOOD EAST 3151	\$902,000	26/11/2022

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:

30/03/2023 11:34

12D Carolina Street, Mount Waverley Vic 3149

McGrath

Ellie Gong
9889 8800
0430 434 567
elliegong@mcgrath.com.au



4 3 2

Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median Townhouse Price

30/03/2022 - 29/03/2023: \$1,245,000

Comparable Properties



2/12 La Frank St BURWOOD 3125 (REI)

Agent Comments

3 2 2

Price: \$990,500

Method: Auction Sale

Date: 18/02/2023

Property Type: Townhouse (Res)



3/62 Cypress Av GLEN WAVERLEY 3150 (REI/VG)

Agent Comments

4 3 1

Price: \$930,000

Method: Private Sale

Date: 11/11/2022

Property Type: Townhouse (Single)



48 Northcote Cirt BURWOOD EAST 3151 (REI/VG)

Agent Comments

3 2 2

Price: \$902,000

Method: Auction Sale

Date: 26/11/2022

Property Type: House (Res)

Land Size: 111 sqm approx

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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