

# 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 34 Bruce Street, Mount Waverley, VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,300,000 & \$1,400,000

### Median sale price

Median price \$1,385,000 Property type House Suburb MOUNT WAVERLEY

Period - From 09/04/2021 to 06/10/2021 Source core\_logic

### Comparable property sales

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.

| Address of comparable property            | Price       | Date of sale |
|-------------------------------------------|-------------|--------------|
| 1 5 Apsley Street Mount Waverley Vic 3149 | \$1,312,000 | 2021-08-21   |
| 2 36 Smyth Street Mount Waverley Vic 3149 | \$1,320,000 | 2021-07-17   |
| 3                                         |             |              |

This Statement of Information was prepared on: 06/10/2021

