

## 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

2/16 WINGATE AVENUE 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Feb 2022

to

31 Jan 2023

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

2/13 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$967,000	10-Sep-22
4/547 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$960,000	28-Oct-22
2/16 BARINGA STREET MOUNT WAVERLEY VIC 3149	\$1,000,000	19-Nov-22

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: 27 February 2023



### 2/13 LEE AVENUE MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price **\$967,000** Sold Date **10-Sep-22**

Distance **0.88km**



### 4/547 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price **\$960,000** Sold Date **28-Oct-22**

Distance **1.15km**



### 2/16 BARINGA STREET MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price **\$1,000,000** Sold Date **19-Nov-22**

Distance **1km**

RS = Recent sale UN = Undisclosed Sale

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