

## 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

4/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

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

Single Price

\$988,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2022

to

31 Oct 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

3/65 KEMP AVENUE MOUNT WAVERLEY VIC 3149	940000	23-Sep-23
2/34 DICKSON STREET MOUNT WAVERLEY VIC 3149	1006000	09-Sep-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: 27 November 2023


**3/65 KEMP AVENUE MOUNT  
WAVERLEY VIC 3149**
 3    1    1

Sold Price

**940000** Sold Date **23-Sep-23**

Distance **0.56km**

**2/34 DICKSON STREET MOUNT  
WAVERLEY VIC 3149**
 3    2    2

Sold Price

**1006000** Sold Date **09-Sep-23**

Distance **1.82km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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