

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

5 KINGSWOOD AVENUE 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

\$1,260,000

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,578,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Oct 2021

to

30 Sep 2022

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

1 NAGLE COURT MOUNT WAVERLEY VIC 3149	\$1,300,000	21-Jun-22
50 IAN GROVE MOUNT WAVERLEY VIC 3149	\$1,310,000	24-Sep-22
20 CATHERINE AVENUE MOUNT WAVERLEY VIC 3149	\$1,238,000	18-Jun-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: 11 October 2022


**1 NAGLE COURT MOUNT
WAVERLEY VIC 3149**

Sold Price **\$1,300,000** Sold Date **21-Jun-22**
 4  2  2

Distance **0.19km**

**50 IAN GROVE MOUNT WAVERLEY
VIC 3149**

Sold Price ^{RS} **\$1,310,000** ^{UN} Sold Date **24-Sep-22**
 4  2  2

Distance **0.28km**

**20 CATHERINE AVENUE MOUNT
WAVERLEY VIC 3149**

Sold Price **\$1,238,000** Sold Date **18-Jun-22**
 3  2  2

Distance **0.59km**
RS = Recent sale

UN = Undisclosed Sale

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