

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 50 Wave Avenue, Mount Waverley, VIC 3149

Indicative selling price

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

Single price or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,480,000 Property type House Suburb MOUNT WAVERLEY
Period - From 05/08/2021 to 01/02/2022 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|---|-------------|--------------|
| 1 | 539 Stephenson's Road Mount Waverley Vic 3149 | \$1,200,000 | 2021-12-22 |
| 2 | 1789 Dandenong Road Oakleigh East Vic 3166 | \$1,195,000 | 2021-08-28 |
| 3 | 10 Berrima Street Oakleigh East Vic 3166 | \$1,180,000 | 2021-11-19 |

This Statement of Information was prepared on: 01/02/2022

