

# 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

2/38 Sampson Drive, 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

\$1,050,000

&

\$1,150,000

### Median sale price

Median price

\$ 1,530,000

Property type

House

Suburb

MOUNT WAVERLEY

Period - From

06/05/2021

to

06/05/2022

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	1/11 Cooinda Court Mount Waverley Vic 3149	\$1,150,000	2022-02-05
2	1/40 Wave Avenue Mount Waverley Vic 3149	\$1,101,000	2021-11-18
3			

This Statement of Information was prepared on:

06/05/2022