

## 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

1/15 THERESE 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

\$780,000

&

\$820,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,050,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Apr 2022

to

31 Mar 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

3/423-425 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$761,500	26-Nov-22
2/21 WOODSTOCK ROAD MOUNT WAVERLEY VIC 3149	\$862,500	11-Feb-23
1/10 LERINA STREET OAKLEIGH EAST VIC 3166	\$813,888	10-Dec-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 April 2023



**3/423-425 WAVERLEY ROAD  
MOUNT WAVERLEY VIC 3149**

 2  1  1

Sold Price **\$761,500** Sold Date **26-Nov-22**

Distance **1.89km**



**2/21 WOODSTOCK ROAD MOUNT  
WAVERLEY VIC 3149**

 2  1  1

Sold Price **\$862,500** Sold Date **11-Feb-23**

Distance **1.66km**



**1/10 LERINA STREET OAKLEIGH  
EAST VIC 3166**

 2  1  2

Sold Price **\$813,888** Sold Date **10-Dec-22**

Distance **1.96km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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