

# 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

11 Griffiths Court, 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

\$900,000

&

\$990,000

### Median sale price

Median price

\$ 1,010,500

Property type

Unit

Suburb

MOUNT WAVERLEY

Period - From

10/08/2022

to

09/08/2023

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	3/18 Therese Avenue Mount Waverley Vic 3149	\$961,000	2023-02-11
2	1/34 Irving Street Mount Waverley Vic 3149	\$970,000	2023-03-04
3	1/8 Kingsley Grove Mount Waverley Vic 3149	\$905,000	2023-04-29

This Statement of Information was prepared on:

10/08/2023

