

## 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

2/69 ALICE STREET 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

\$900,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,057,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Dec 2021

to

30 Nov 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

1/22 JACQUELINE ROAD MOUNT WAVERLEY VIC 3149	\$960,000	12-Nov-22
4/183 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149	\$961,000	10-Dec-22
4/547 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$960,000	03-Nov-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: 16 December 2022



## 1/22 JACQUELINE ROAD MOUNT WAVERLEY VIC 3149

Sold Price

**\$960,000**

Sold Date

**12-Nov-22**

3

2

2

Distance

**0.79km**



## 4/183 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149

Sold Price

<sup>RS</sup> **\$961,000**

Sold Date

**10-Dec-22**

3

2

2

Distance

**1.36km**



## 4/547 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149

Sold Price

<sup>RS</sup> **\$960,000**

Sold Date

**03-Nov-22**

3

2

2

Distance

**1.35km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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