

## 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

2/19 BALES 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

\$1,300,000

&

\$1,400,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,065,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jan 2024

to

31 Dec 2024

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

1/9 CHARLTON STREET MOUNT WAVERLEY VIC 3149	\$1,309,000	09-Nov-24
5 BYRD COURT MOUNT WAVERLEY VIC 3149	\$1,338,000	23-Jul-24
4A BALES STREET MOUNT WAVERLEY VIC 3149	\$1,480,000	02-Nov-24

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: 10 January 2025

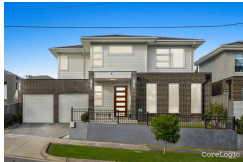


**1/9 CHARLTON STREET MOUNT  
WAVERLEY VIC 3149**

3 2 2

Sold Price <sup>RS</sup> **\$1,309,000** Sold Date **09-Nov-24**

Distance **0.54km**



**5 BYRD COURT MOUNT  
WAVERLEY VIC 3149**

3 2 2

Sold Price **\$1,338,000** Sold Date **23-Jul-24**

Distance **1.03km**



**4A BALES STREET MOUNT  
WAVERLEY VIC 3149**

4 3 2

Sold Price <sup>RS</sup> **\$1,480,000** Sold Date **02-Nov-24**

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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