

## 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

1/389 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$700,000

&

\$760,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2022

to

31 Oct 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

3/369 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	\$763,000	09-Sep-23
2/1 JACK STREET MOUNT WAVERLEY VIC 3149	\$738,000	16-Aug-23
3/32 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$785,000	16-Sep-23

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: 06 November 2023



### 3/369 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price

RS

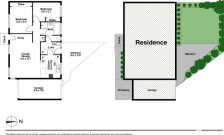
\$763,000

Sold Date

09-Sep-23

Distance

1.29km



### 2/1 JACK STREET MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price

\$738,000

Sold Date

16-Aug-23

Distance

0.98km



### 3/32 LEE AVENUE MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price

RS

\$785,000

Sold Date

16-Sep-23

Distance

1.81km

RS = Recent sale

UN = Undisclosed Sale

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