

# 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

10/41 Prospect Street, 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)

Range between

\$730,000

&

\$798,000

### Median sale price

Median price

\$1,078,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

01/01/2024

to

31/03/2024

Source

REIV

### 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 six 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		
2		
3		

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 six months.~~

This Statement of Information was prepared on:

21/06/2024 11:15

10/41 Prospect Street, Mount Waverley Vic 3149



Briannah Hilsley  
9830 8000  
0428 299 926

bhilsley@woodards.com.au

**Indicative Selling Price**

\$730,000 - \$798,000

**Median Unit Price**

March quarter 2024: \$1,078,000



2   1   1

**Property Type:** Unit  
**Land Size:** 246 sqm approx  
**Agent Comments**

## Comparable Properties

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 six months.

**Account - Woodards** | P: 03 9830 8000 | F: 03 9888 2700



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