

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

38 MCLAREN STREET MOUNT WAVERLEY VIC 3149

Indicative selling price

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

Single Price

\$2,400,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,613,450

Property type

House

Suburb

Mount Waverley

Period-from

01 Feb 2024

to

31 Jan 2025

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

14 ANNESLEY COURT MOUNT WAVERLEY VIC 3149	\$2,620,000	02-Nov-24
7 HOWELL DRIVE MOUNT WAVERLEY VIC 3149	\$2,450,000	21-Sep-24
17 THE HIGHWAY MOUNT WAVERLEY VIC 3149	\$2,320,000	23-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: 03 February 2025



**14 ANNESLEY COURT MOUNT
WAVERLEY VIC 3149**

5 4 2

Sold Price **\$2,620,000** Sold Date **02-Nov-24**

Distance **0.77km**



**7 HOWELL DRIVE MOUNT
WAVERLEY VIC 3149**

5 2 2

Sold Price **\$2,450,000** Sold Date **21-Sep-24**

Distance **1.41km**



**17 THE HIGHWAY MOUNT
WAVERLEY VIC 3149**

3 1 3

Sold Price ^{RS} **\$2,320,000** Sold Date **23-Nov-24**

Distance **1.57km**

RS = Recent sale

UN = Undisclosed Sale

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