

# 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 25 PINWOOD DRIVE, 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)

Price Range \$1,450,000 to \$1,580,000

### Median sale price

Median price \$1,530,500

Property type House

Suburb MOUNT WAVERLEY

Period - From 01 January 2022

to

31 December 2022

Source

Price Finder

### Comparable property sales

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.

Address of comparable property	Price	Date of sale
50 PINWOOD DR, MOUNT WAVERLEY, VIC 3149	\$1,690,000	10/12/2022
3 WEDGE CRT, GLEN WAVERLEY, VIC 3150	\$1,501,000	10/12/2022
15 WILGA ST, MOUNT WAVERLEY, VIC 3149	\$1,550,000	20/12/2022

This Statement of Information was prepared on: 24/01/2023