

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

1/36 Lee Avenue 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

or range
between

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$948,444

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Mar 2019

to

29 Feb 2020

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

2/10 Pippin Avenue Glen Waverley VIC 3150	\$1,000,660	01-Oct-19
6/3 Gwynne Street Mount Waverley VIC 3149	\$953,666	13-Dec-19
10 Magenta Court Mount Waverley VIC 3149	\$997,000	20-Jul-19

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.~~

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**2/10 Pippin Avenue Glen Waverley
VIC 3150**

Sold Price

\$1,000,660

Sold Date

01-Oct-19

 4  3  2

Distance

1km



**6/3 Gwynne Street Mount Waverley
VIC 3149**

Sold Price

^{RS} **\$953,666** ^{UN}

Sold Date

13-Dec-19

 4  3  2

Distance

1.39km



**10 Magenta Court Mount Waverley
VIC 3149**

Sold Price

\$997,000

Sold Date

20-Jul-19

 4  2  2

Distance

1.73km

RS = Recent sale

UN = Undisclosed Sale

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