

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

1/25 GRENFELL ROAD 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

\$670,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,022,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2022

to

31 Aug 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

3/49-51 SURREY ROAD MOUNT WAVERLEY VIC 3149	\$688,000	01-Apr-23
4/447-486 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$681,000	13-May-23
1/454 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$690,000	25-Mar-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: 09 September 2023



**3/49-51 SURREY ROAD MOUNT
WAVERLEY VIC 3149**

2 1 1

Sold Price **\$688,000** Sold Date **01-Apr-23**

Distance **1.09km**



**4/447-486 HIGH STREET ROAD
MOUNT WAVERLEY VIC 3149**

2 1 2

Sold Price **\$681,000** Sold Date **13-May-23**

Distance **1.57km**



**1/454 HIGH STREET ROAD MOUNT
WAVERLEY VIC 3149**

2 1 1

Sold Price **\$690,000** Sold Date **25-Mar-23**

Distance **1.9km**

RS = Recent sale

UN = Undisclosed Sale

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