

# 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

1/30 Sesame Street, Mount Waverley, VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$945,000

or range between

&

### Median sale price

Median price

\$ 1,050,000

Property type

Unit

Suburb

MOUNT WAVERLEY

Period - From

18/03/2022

to

17/03/2023

Source

core\_logic

### 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
1	2/16 Baringa Street Mount Waverley Vic 3149	\$1,000,000	2022-11-19
2	4/547 High Street Road Mount Waverley Vic 3149	\$960,000	2022-10-28
3			

This Statement of Information was prepared on:

18/03/2023

