

## 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

2/4 ALEXANDER STREET 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) (\*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

\$1,010,000

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

|                                            |             |           |
|--------------------------------------------|-------------|-----------|
| 1/80 ESSEX ROAD MOUNT WAVERLEY VIC 3149    | \$999,500   | 08-Jul-23 |
| 29 JACQUELINE ROAD MOUNT WAVERLEY VIC 3149 | \$1,026,000 | 29-Apr-23 |
| 3/30 BARLYN ROAD MOUNT WAVERLEY VIC 3149   | \$1,050,000 | 11-May-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: 22 September 2023



**1/80 ESSEX ROAD MOUNT  
WAVERLEY VIC 3149**

2 1 2

Sold Price **\$999,500** Sold Date **08-Jul-23**

Distance **1.47km**



**29 JACQUELINE ROAD MOUNT  
WAVERLEY VIC 3149**

2 1 1

Sold Price **\$1,026,000** Sold Date **29-Apr-23**

Distance **1.59km**



**3/30 BARLYN ROAD MOUNT  
WAVERLEY VIC 3149**

2 1 1

Sold Price **\$1,050,000** Sold Date **11-May-23**

Distance **2.26km**

RS = Recent sale

UN = Undisclosed Sale

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