

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

7 Morley Street 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$980,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Mar 2020

to

28 Feb 2021

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

2/57 Smyth Street Mount Waverley VIC 3149	\$1,060,000	15-Dec-20
2/96 Bruce Street Mount Waverley VIC 3149	\$1,150,000	05-Mar-21
6 Ross Court Mount Waverley VIC 3149	\$998,000	30-Jan-21

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: 30 March 2021



2/57 Smyth Street Mount Waverley VIC 3149

Sold Price

\$1,060,000

Sold Date

15-Dec-20

4

2

2

Distance

0.52km



2/96 Bruce Street Mount Waverley VIC 3149

Sold Price

^{RS}\$1,150,000

Sold Date

05-Mar-21

4

2

2

Distance

0.87km



6 Ross Court Mount Waverley VIC 3149

Sold Price

\$998,000

Sold Date

30-Jan-21

4

2

1

Distance

1.52km

RS = Recent sale UN = Undisclosed Sale

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