

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

1/65 Wave 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

\$1,180,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,401,500

Property type

Other

Suburb

Mount Waverley

Period-from

01 Nov 2020

to

31 Oct 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

3/3-5 Joanna Court Mount Waverley VIC 3149	\$1,200,000	01-Aug-21
1/14 Pinewood Drive Mount Waverley VIC 3149	\$1,245,000	14-Aug-21
1/29 Virginia Street Mount Waverley VIC 3149	\$1,279,000	15-May-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: 02 November 2021



**3/3-5 Joanna Court Mount
Waverley VIC 3149**

 3  3  2

Sold Price ^{RS} **\$1,200,000** Sold Date **01-Aug-21**

Distance **0.71km**



**1/14 Pinewood Drive Mount
Waverley VIC 3149**

 3  2  2

Sold Price **\$1,245,000** Sold Date **14-Aug-21**

Distance **1.37km**



**1/29 Virginia Street Mount
Waverley VIC 3149**

 3  2  2

Sold Price **\$1,279,000** Sold Date **15-May-21**

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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