

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 4 Rhonda Street, Mount Waverley, VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,200,000 & \$1,270,000

Median sale price

Median price \$1,645,000 Property Type House Suburb Mount Waverley (3149)

Period - From 01/04/2023 to 31/03/2024 Source RP DATA

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
57 PAMELA STREET, MOUNT WAVERLEY VIC 3149	\$1,230,000	20/04/2024
10 SADIE STREET, MOUNT WAVERLEY VIC 3149	\$1,258,000	02/12/2023
469 HIGH STREET ROAD, MOUNT WAVERLEY VIC 3149	\$1,225,000	20/11/2023

This Statement of Information was prepared on: 30/04/2024