

## 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

4C BALES 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,250,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,106,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jun 2021

to

31 May 2022

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

1/9 ANTHONY DRIVE MOUNT WAVERLEY VIC 3149	\$1,360,000	21-Mar-22
2/4 MORRISON COURT MOUNT WAVERLEY VIC 3149	\$1,250,000	10-Feb-22
1/346 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	\$1,268,000	11-Apr-22

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: 24 June 2022



**1/9 ANTHONY DRIVE MOUNT  
WAVERLEY VIC 3149**

4 3 2

Sold Price **\$1,360,000** Sold Date **21-Mar-22**

Distance **1.16km**



**2/4 MORRISON COURT MOUNT  
WAVERLEY VIC 3149**

4 3 2

Sold Price **\$1,250,000** Sold Date **10-Feb-22**

Distance **-**



**1/346 STEPHENSONS ROAD  
MOUNT WAVERLEY VIC 3149**

4 2 2

Sold Price **\$1,268,000** Sold Date **11-Apr-22**

Distance **-**

RS = Recent sale

UN = Undisclosed Sale

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