

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

1/2 GRENFELL ROAD 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2022

to

31 Oct 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

3/2 GRENFELL ROAD MOUNT WAVERLEY VIC 3149	\$770,000	09-Aug-22
1/298 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$666,000	14-May-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: 13 November 2023



3/2 GRENFELL ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **\$770,000** Sold Date **09-Aug-22**

Distance **0.02km**



1/298 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149

2 1 2

Sold Price **\$666,000** Sold Date **14-May-22**

Distance **0.1km**

RS = Recent sale

UN = Undisclosed Sale

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