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

4/14-18 SESAME 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	e		or range between		\$1,295,000	&	\$1,380,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$1,065,000	Prop	operty type		Unit	Suburb	Mount Waverley
Period-from	01 Jan 2024	to	31 Dec 2	2024	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	
24B FORT STREET MOUNT WAVERLEY VIC 3149	\$1,350,000	05-Oct-24	
1/22 MARSHAM ROAD MOUNT WAVERLEY VIC 3149	\$1,350,000	27-Nov-24	
1/27 MORSHEAD AVENUE MOUNT WAVERLEY VIC 3149	\$1,280,000	10-Dec-24	

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.

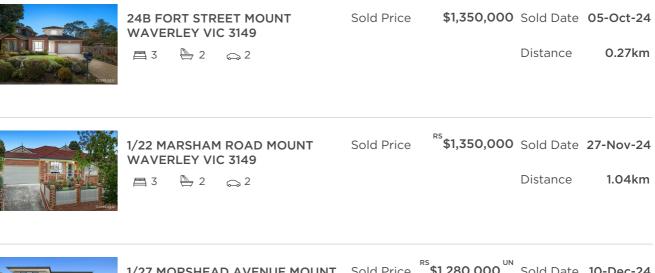
This Statement of Information was prepared on: 20 January 2025



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WAVE	RLEY VI		Sold Price	^{rs} \$1,280,000 ^{un}	Sold Date	10-Dec-24
= 3	2	ç⊋ 2			Distance	1.39km

RS = Recent sale UN = Undisclosed Sale

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