

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 39 Bengal Crescent, Mount Waverley, VIC 3149

Indicative selling price

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

Single price or range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,553,750 Property type House Suburb MOUNT WAVERLEY

Period - From 28/10/2021 to 28/10/2022 Source core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 123 Marianne Way Mount Waverley Vic 3149	\$1,465,000	2022-05-21
2 21 Oak Hill Road Mount Waverley Vic 3149	\$1,452,000	2022-06-25
3 3 Aldrin Drive Mount Waverley Vic 3149	\$1,411,000	2022-09-10

This Statement of Information was prepared on: 28/10/2022

