

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	2/48 Briggs Street, Mount Waverley, VIC 3149
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Indicative selling price

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

Single price		or range between	\$1,300,000	&	\$1,350,000
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Median sale price

Median price	\$ 1,057,000	Property type	Unit	Suburb	MOUNT WAVERLEY
Period - From	30/01/2023	to	29/01/2024	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 2/61 Hillview Avenue Mount Waverley Vic 3149	\$1,316,888	2023-10-23
2 31b Berkeley Street Huntingdale Vic 3166	\$1,370,000	2023-09-02
3 1/2 Curtis Avenue Mount Waverley Vic 3149	\$1,420,000	2023-08-09

This Statement of Information was prepared on: 30/01/2024

