

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

2/9-11 WILLS AVENUE 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

\$999,950

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,058,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2023

to

31 Oct 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

2/70-72 LARCH CRESCENT MOUNT WAVERLEY VIC 3149	\$1,020,000	12-Oct-24
2/10 MORSHEAD AVENUE MOUNT WAVERLEY VIC 3149	\$1,010,000	11-May-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: 17 November 2024



2/70-72 LARCH CRESCENT MOUNT WAVERLEY VIC 3149 Sold Price ^{RS} **\$1,020,000** Sold Date **12-Oct-24**
Distance **1.11km**

 3  2  1



2/10 MORSHEAD AVENUE MOUNT WAVERLEY VIC 3149 Sold Price **\$1,010,000** Sold Date **11-May-24**
Distance **0.43km**

 3  2  1

RS = Recent sale UN = Undisclosed Sale

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