

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 GWYNNE 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

or range
between

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,575,000

Property type

House

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

7 FRANCIS STREET MOUNT WAVERLEY VIC 3149	\$1,550,000	26-Oct-23
41 PRICE AVENUE MOUNT WAVERLEY VIC 3149	\$1,660,000	19-Aug-23
52 ALVIE ROAD MOUNT WAVERLEY VIC 3149	\$1,680,000	15-Jul-23

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: 23 November 2023



7 FRANCIS STREET MOUNT WAVERLEY VIC 3149

 3  1  -

Sold Price ^{RS} **\$1,550,000** ^{UN} Sold Date **26-Oct-23**

Distance **1.16km**



41 PRICE AVENUE MOUNT WAVERLEY VIC 3149

 4  2  2

Sold Price **\$1,660,000** Sold Date **19-Aug-23**

Distance **1.16km**



52 ALVIE ROAD MOUNT WAVERLEY VIC 3149

 4  2  2

Sold Price **\$1,680,000** Sold Date **15-Jul-23**

Distance **0.76km**

RS = Recent sale

UN = Undisclosed Sale

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