

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

2/19 BALES 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

\$1,250,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,600,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Oct 2023

to

30 Sep 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

1/24 RHONDA STREET MOUNT WAVERLEY VIC 3149	\$1,330,000	04-May-24
5 BYRD COURT MOUNT WAVERLEY VIC 3149	\$1,338,000	23-Jul-24
1/318 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,355,000	20-Oct-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: 29 October 2024



**1/24 RHONDA STREET MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price **\$1,330,000** Sold Date **04-May-24**

Distance **1.22km**

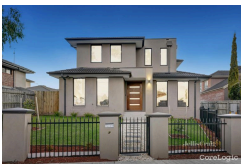


**5 BYRD COURT MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price ^{RS} **\$1,338,000** ^{UN} Sold Date **23-Jul-24**

Distance **1.03km**



**1/318 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149**

4 3 2

Sold Price ^{RS} **\$1,355,000** Sold Date **20-Oct-24**

Distance **0.2km**

RS = Recent sale

UN = Undisclosed Sale

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