

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

1 CLARKE PLACE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,550,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Aug 2022

to

31 Jul 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

4/6 SEATON COURT MOUNT WAVERLEY VIC 3149	\$1,285,000	01-Apr-23
2/7 TOOMBAH STREET MOUNT WAVERLEY VIC 3149	\$1,200,000	03-Apr-23
2/18 LINCOLN AVENUE GLEN WAVERLEY VIC 3150	\$1,270,000	24-Apr-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 August 2023



4/6 SEATON COURT MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price ^{RS} **\$1,285,000** Sold Date **01-Apr-23**

Distance **0.76km**



2/7 TOOMBAH STREET MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price **\$1,200,000** Sold Date **03-Apr-23**

Distance **1.5km**



2/18 LINCOLN AVENUE GLEN WAVERLEY VIC 3150

4 3 2

Sold Price **\$1,270,000** Sold Date **24-Apr-23**

Distance **1.69km**

RS = Recent sale

UN = Undisclosed Sale

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