

STATEMENT OF INFORMATION

Single residential property located in Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address including suburb and postcode

70 Catherine Avenue, Mount Waverley, VIC 3149

Indicative selling price

Single Price or Range between

\$950,000 - \$1,045,000

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

Median sale price

Median Price
\$1,202,500

Property Type
House

Suburb
MOUNT WAVERLEY

Period From
18/03/2019

Period To
14/09/2019

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



**632 HUNTINGDALE ROAD
MOUNT WAVERLEY**

4 2 2

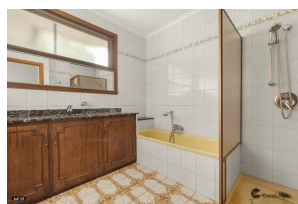
Price
Date of Sale 22/11/2012
Land 653 sqm



**55 THERESE AVENUE
MOUNT WAVERLEY**

4 2 2

Price \$1,003,000
Date of Sale 22/07/2019
Land 669 sqm



**66 SMYTH STREET
MOUNT WAVERLEY**

5 3 2

Price \$998,000
Date of Sale 17/04/2019
Land 689 sqm