

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

3/2 Carrol Grove, Mount Waverley, VIC 3149

Indicative selling price

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

Single price

or range between

\$770,000

&

\$830,000

Median sale price

Median price

\$ 1,580,000

Property type

House

Suburb

MOUNT WAVERLEY

Period - From

20/07/2021

to

20/07/2022

Source

core_logic

Comparable property sales

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 six months.

	Address of comparable property	Price	Date of sale
1	1/4 Glenmore Grove MOUNT WAVERLEY 3149 VIC	825,000	21/05/2022
2	6/2-4 Rosaline Avenue MOUNT WAVERLEY 3149 VIC	790,000	10/06/2022
3	9/40 Highclere Avenue MOUNT WAVERLEY 3149 VIC	880,000	16/07/2022

This Statement of Information was prepared on:

20/07/2022

