

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 ASTER COURT 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

\$1,400,000

&

\$1,500,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,525,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Jun 2022

to

31 May 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

8 IVY COURT MOUNT WAVERLEY VIC 3149	\$1,408,000	03-Dec-22
9 JACQUELINE ROAD MOUNT WAVERLEY VIC 3149	\$1,480,000	14-Dec-22
42 KAY STREET MOUNT WAVERLEY VIC 3149	\$1,500,000	18-Mar-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: 01 June 2023



8 IVY COURT MOUNT WAVERLEY VIC 3149

4 1 2

Sold Price

\$1,408,000

Sold Date **03-Dec-22**

Distance **0.04km**



9 JACQUELINE ROAD MOUNT WAVERLEY VIC 3149

3 - 1

Sold Price

\$1,480,000

Sold Date **14-Dec-22**

Distance **0.19km**



42 KAY STREET MOUNT WAVERLEY VIC 3149

5 2 2

Sold Price

^{RS} **\$1,500,000**

Sold Date **18-Mar-23**

Distance **0.32km**

RS = Recent sale

UN = Undisclosed Sale

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