

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

3/5 VASEY AVENUE 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

&

\$1,320,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,580,000

Property type

Other

Suburb

Mount Waverley

Period-from

01 Aug 2021

to

31 Jul 2022

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

1/96 BRUCE STREET MOUNT WAVERLEY VIC 3149	\$1,300,000	17-May-22
1/12 PINWOOD DRIVE MOUNT WAVERLEY VIC 3149	\$1,250,000	09-Apr-22
1/60 ALBERT STREET MOUNT WAVERLEY VIC 3149	\$1,276,000	03-Mar-22

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: 10 August 2022



**1/96 BRUCE STREET MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price ^{RS} **\$1,300,000** Sold Date **17-May-22**

Distance **1.03km**



**1/12 PINWOOD DRIVE MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price **\$1,250,000** Sold Date **09-Apr-22**

Distance **1.07km**



**1/60 ALBERT STREET MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price **\$1,276,000** Sold Date **03-Mar-22**

Distance **1.19km**

RS = Recent sale

UN = Undisclosed Sale

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