## 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

32 OAK HILL ROAD 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	\$1,500,000	&	\$1,550,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$1,531,000	Prop	erty type	ype House		Suburb	Mount Waverley
Period-from	01 Jun 2022	to	31 May 2	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
17 OAK HILL ROAD MOUNT WAVERLEY VIC 3149	\$1,553,000	06-Apr-23
34 CRATLOE ROAD MOUNT WAVERLEY VIC 3149	\$1,550,000	20-May-23
30 ANDREW STREET MOUNT WAVERLEY VIC 3149	\$1,620,000	26-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: 23 June 2023





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17 OAK HILL ROAD MOUNT **WAVERLEY VIC 3149** 

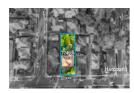
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Sold Price

<sup>RS</sup> **\$1,553,000** Sold Date **06-Apr-23** 

Distance

0.32km



**34 CRATLOE ROAD MOUNT WAVERLEY VIC 3149** 

**5** 

₾ 2

Sold Price

<sup>RS</sup>\$1,550,000 Sold Date **20-May-23** 

Distance

0.43km



**30 ANDREW STREET MOUNT WAVERLEY VIC 3149** 

Sold Price

RS \$1,620,000 Sold Date 26-Mar-23

Distance

0.25km

**RS** = Recent sale

UN = Undisclosed Sale

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