

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

6/474-476 WAVERLEY 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

\$660,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,057,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jan 2023

to

31 Dec 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

3/10-12 STEWART STREET MOUNT WAVERLEY VIC 3149	\$667,000	19-Nov-23
4/8-10 PORTSMOUTH STREET MOUNT WAVERLEY VIC 3149	\$685,000	16-Sep-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: 22 January 2024

**3/10-12 STEWART STREET MOUNT
WAVERLEY VIC 3149**

Sold Price

^{RS} **\$667,000** ^{UN}

Sold Date

19-Nov-23 2 1 1

Distance

1.35km**4/8-10 PORTSMOUTH STREET
MOUNT WAVERLEY VIC 3149**

Sold Price

^{RS} **\$685,000**

Sold Date

16-Sep-23 2 1 1

Distance

1.3km**RS** = Recent sale**UN** = Undisclosed Sale

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