

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

38 Carrol Grove, Mount Waverley, VIC 3149

Indicative selling price

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

Single price

\$1,299,000

or range between

&

Median sale price

Median price

\$ 1,604,448

Property type

House

Suburb

MOUNT WAVERLEY

Period - From

21/09/2023

to

20/09/2024

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property		Price	Date of sale
1	45 Drummond Street Chadstone Vic 3148	\$1,306,000	2024-09-07
2	2 Melanie Court Mount Waverley Vic 3149	\$1,278,000	2024-09-07
3	12 Mayfield Drive Mount Waverley Vic 3149	\$1,372,000	2024-09-07

This Statement of Information was prepared on: 21/09/2024

