Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale										
dress b and tcode	38 Carrol G	Grove, M	lount W	/averley, \	/IC 3149					
Indicative selling price										
For the meaning of this price see consumer.vic.gov.au/underquoting										
price	\$1,299,000		or range	e between			&			
Median sale price										
1,604,4	448	Prop	perty type	House		Suburb	MOUNT WA	AVERLEY		
/09/20	23 to	20/09/2	2024	Source	core_logic	>			_	
t t	dress and code mg pr this pr price fice	and code 38 Carrol Grand	dress 38 Carrol Grove, None of the code 38 Carrol Grove, None of the code of t	and code 38 Carrol Grove, Mount Words of this price see consumer.vic.gov.au/oprice \$1,299,000 or range ice	dress 38 Carrol Grove, Mount Waverley, \ ng price this price see consumer.vic.gov.au/underquotin price \$1,299,000 or range between ice 1,604,448 Property type House	and code 38 Carrol Grove, Mount Waverley, VIC 3149 ng price this price see consumer.vic.gov.au/underquoting price \$1,299,000 or range between ice 1,604,448 Property type House	dress and code 38 Carrol Grove, Mount Waverley, VIC 3149 ng price this price see consumer.vic.gov.au/underquoting price \$1,299,000 or range between ice 1,604,448 Property type House Suburb	dress and code 38 Carrol Grove, Mount Waverley, VIC 3149 ng price this price see consumer.vic.gov.au/underquoting price \$1,299,000 or range between \$4,604,448 Property type House Suburb MOUNT WA	dress and code 38 Carrol Grove, Mount Waverley, VIC 3149 Ing price this price see consumer.vic.gov.au/underquoting price \$1,299,000 or range between &	

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

Ad	dress 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

