

## 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

6B SUNHILL ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$1,795,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,100,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 May 2021

to

30 Apr 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

4 OAK COURT MOUNT WAVERLEY VIC 3149	\$1,950,000	14-Jan-22
6A SUNHILL ROAD MOUNT WAVERLEY VIC 3149	\$1,915,000	29-Oct-21
18B ELM GROVE MOUNT WAVERLEY VIC 3149	\$1,808,000	11-Dec-21

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: 31 May 2022



4 OAK COURT MOUNT WAVERLEY  
VIC 3149

Sold Price  
**\$1,950,000**

Sold Date  
**14-Jan-22**

5

4

2

Distance  
**0.09km**



6A SUNHILL ROAD MOUNT  
WAVERLEY VIC 3149

Sold Price  
**\$1,915,000**

Sold Date  
**29-Oct-21**

4

3

-

Distance  
**0.01km**



18B ELM GROVE MOUNT  
WAVERLEY VIC 3149

Sold Price  
**\$1,808,000**

Sold Date  
**11-Dec-21**

6

4

2

Distance  
**-**

RS = Recent sale      UN = Undisclosed Sale

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