

## 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

3/16-18 LEE AVENUE MOUNT WAVERLEY VIC 3149

### Indicative selling price

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

Single Price

or range  
between

\$880,000

&

\$960,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,006,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 May 2022

to

30 Apr 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

6/16-18 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$960,000	28-Apr-23
1/36 ILLUKA CRESCENT MOUNT WAVERLEY VIC 3149	\$883,000	25-Mar-23
1/8 KINGSLEY GROVE MOUNT WAVERLEY VIC 3149	\$905,000	29-Apr-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: 30 May 2023



**6/16-18 LEE AVENUE MOUNT  
WAVERLEY VIC 3149**

3 2 1

Sold Price

<sup>RS</sup> **\$960,000**

Sold Date

**28-Apr-23**

Distance

**0.01km**



**1/36 ILLUKA CRESCENT MOUNT  
WAVERLEY VIC 3149**

3 1 1

Sold Price

<sup>RS</sup> **\$883,000**

Sold Date

**25-Mar-23**

Distance

**1.61km**



**1/8 KINGSLEY GROVE MOUNT  
WAVERLEY VIC 3149**

3 1 1

Sold Price

<sup>RS</sup> **\$905,000**

Sold Date

**29-Apr-23**

Distance

**3.09km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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