

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

1/11 Pamay 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

\$730,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,350,000

Property type

Commercial

Suburb

Mount Waverley

Period-from

01 Aug 2020

to

31 Jul 2021

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

2/1 Elm Grove Mount Waverley VIC 3149	\$820,000	22-Jul-21
9/213 Stephenson's Road Mount Waverley VIC 3149	\$752,000	23-Jan-21
4/368-370 High Street Road Mount Waverley VIC 3149	\$729,500	19-Dec-20

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: 06 August 2021



2/1 Elm Grove Mount Waverley VIC 3149

 3  1  2

Sold Price

^{RS} **\$820,000**

Sold Date

22-Jul-21

Distance

0.88km



9/213 Stephenson's Road Mount Waverley VIC 3149

 3  1  2

Sold Price

\$752,000

Sold Date

23-Jan-21

Distance

1.82km



4/368-370 High Street Road Mount Waverley VIC 3149

 3  1  1

Sold Price

\$729,500

Sold Date

19-Dec-20

Distance

1.9km

RS = Recent sale

UN = Undisclosed Sale

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