

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

2/14 Wingate Avenue 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$981,544

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2019

to

30 Jun 2020

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

2/17 Dean Avenue Mount Waverley VIC 3149	\$1,050,000	14-Mar-20
1/4 Coolarn Street Mount Waverley VIC 3149	\$1,106,000	14-Mar-20
1/36 Lee Avenue Mount Waverley VIC 3149	\$956,000	30-Mar-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: 16 July 2020



**2/17 Dean Avenue Mount Waverley
VIC 3149**

Sold Price

\$1,050,000

Sold Date

14-Mar-20



3



2



2

Distance

0.12km



**1/4 Coolarn Street Mount Waverley
VIC 3149**

Sold Price

\$1,106,000

Sold Date

14-Mar-20



3



2



2

Distance

0.66km



**1/36 Lee Avenue Mount Waverley
VIC 3149**

Sold Price

\$956,000

Sold Date

30-Mar-20



4



3



2

Distance

0.69km

RS = Recent sale

UN = Undisclosed Sale

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