

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 BARTON STREET 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

\$1,130,000

&

\$1,180,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2023

to

30 Jun 2024

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 GOOLD STREET BURWOOD VIC 3125	\$1,173,000	16-May-24
1/1 MUNRO AVENUE MOUNT WAVERLEY VIC 3149	\$1,145,000	12-Jul-24
2/450 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149	\$1,152,500	24-May-24

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: 23 July 2024



6 GOOLD STREET BURWOOD VIC 3125

Sold Price

^{RS}

\$1,173,000

Sold Date

16-May-24

 5

 5

 1

Distance

0.89km



1/1 MUNRO AVENUE MOUNT WAVERLEY VIC 3149

Sold Price

^{RS}

\$1,145,000

Sold Date

12-Jul-24

 4

 2

 2

Distance

2.34km



2/450 HUNTINGDALE ROAD MOUNT WAVERLEY VIC 3149

Sold Price

^{RS}

\$1,152,500

Sold Date

24-May-24

 3

 2

 2

Distance

2.87km

RS = Recent sale

UN = Undisclosed Sale

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