

# 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 6 Anthony Drive, 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)

Price Range

\$1,240,000

&

\$1,320,000

### Median sale price

Median price

\$1,336,500

Property Type

House

Suburb

Mount Waverley (3149)

Period - From

01/06/2020

to

31/05/2021

Source

Corelogic

### Comparable property sales

**A** These are the three properties sold within two kilometres of the property for sale in the last six 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
41 TORROODUN STREET, MOUNT WAVERLEY VIC 3149	\$1,315,000	01/05/2021
3 FRENCH STREET, MOUNT WAVERLEY VIC 3149	\$1,242,000	19/03/2021
9 VIEWBANK ROAD, MOUNT WAVERLEY VIC 3149	\$1,276,500	04/06/2021

This Statement of Information was prepared on: 17/06/2021