

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

35 Carrol Grove, Mount Waverley, VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,150,000

&

\$1,200,000

Median sale price

Median price

\$1,480,000

Property type

House

Suburb

MOUNT WAVERLEY

Period - From

12/08/2021

to

08/02/2022

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	539 Stephenson's Road Mount Waverley Vic 3149	\$1,200,000	2021-12-22
2	69 Mayfield Drive Mount Waverley Vic 3149	\$1,232,000	2021-08-13
3	199 Waverley Road Mount Waverley Vic 3149	\$1,230,000	2021-11-18

This Statement of Information was prepared on:

08/02/2022

