

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

2/4 Prospect Street, Mount Waverley, VIC 3149

Indicative selling price

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

Single price \$1,100,000

or range between

&

Median sale price

Median price

\$1,525,000

Property type

House

Suburb

MOUNT WAVERLEY

Period - From

18/09/2021

to

17/03/2022

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	1/44 Hilton Street Mount Waverley Vic 3149	\$1,104,000	2022-02-19
2	2/2 Eildon Road Ashwood Vic 3147	\$1,095,000	2022-02-05
3	2/68 Alice Street Mount Waverley Vic 3149	\$1,118,000	2021-12-08

This Statement of Information was prepared on:

17/03/2022