

## 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

1/12 HUXTABLE STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,006,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jun 2022

to

31 May 2023

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

2/12 HUXTABLE STREET MOUNT WAVERLEY VIC 3149	\$1,300,000	14-Mar-23
1/7 HUXTABLE STREET MOUNT WAVERLEY VIC 3149	\$1,220,000	13-Apr-23
2/11 LEWIS STREET MOUNT WAVERLEY VIC 3149	\$1,275,000	05-Apr-23

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: 01 June 2023

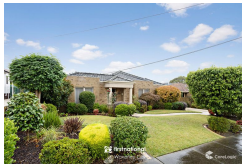


**2/12 HUXTABLE STREET MOUNT  
WAVERLEY VIC 3149**

 3  2  2

Sold Price **\$1,300,000** Sold Date **14-Mar-23**

Distance **0.02km**



**1/7 HUXTABLE STREET MOUNT  
WAVERLEY VIC 3149**

 3  2  2

Sold Price <sup>RS</sup> **\$1,220,000** <sup>UN</sup> Sold Date **13-Apr-23**

Distance **0.06km**



**2/11 LEWIS STREET MOUNT  
WAVERLEY VIC 3149**

 3  1  2

Sold Price <sup>RS</sup> **\$1,275,000** Sold Date **05-Apr-23**

Distance **2.04km**

RS = Recent sale

UN = Undisclosed Sale

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