

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

4/2 KINGSLEY GROVE 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

\$1,200,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,110,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2021

to

30 Jun 2022

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

3/12 ADRIENNE CRESCENT MOUNT WAVERLEY VIC 3149	\$1,180,000	09-Apr-22
2/3 CHURCHER COURT MOUNT WAVERLEY VIC 3149	\$1,152,000	02-Apr-22
1/54 BERKELEY STREET HUNTINGDALE VIC 3166	\$1,232,000	23-Jul-22

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: 25 July 2022



**3/12 ADRIENNE CRESCENT MOUNT
WAVERLEY VIC 3149**

4 2 1

Sold Price \$1,180,000 Sold Date 09-Apr-22

Distance 0.8km



**2/3 CHURCHER COURT MOUNT
WAVERLEY VIC 3149**

4 2 2

Sold Price \$1,152,000 Sold Date 02-Apr-22

Distance 1.49km



**1/54 BERKELEY STREET
HUNTINGDALE VIC 3166**

4 3 2

Sold Price ^{RS} \$1,232,000 Sold Date 23-Jul-22

Distance 1.83km

RS = Recent sale

UN = Undisclosed Sale

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