

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

1/69 ALICE STREET 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

or range
between

\$900,000

&

\$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,104,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2021

to

31 Aug 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

1/41 BRIGGS STREET MOUNT WAVERLEY VIC 3149	\$975,000	10-Sep-22
2/1 MCCUBBIN STREET BURWOOD VIC 3125	\$931,000	12-May-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: 15 September 2022

**1/41 BRIGGS STREET MOUNT
WAVERLEY VIC 3149** 3  2  1Sold Price ^{RS} **\$975,000** ^{UN} Sold Date **10-Sep-22**Distance **3.25km****2/1 MCCUBBIN STREET BURWOOD
VIC 3125** 3  2  1Sold Price ^{RS} **\$931,000** ^{UN} Sold Date **12-May-22**Distance **1.63km****RS** = Recent sale**UN** = Undisclosed Sale

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