

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

6 Lee Avenue 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

\$1,550,000

&

\$1,650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,305,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Feb 2020

to

31 Jan 2021

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

5 Rhonda Street Mount Waverley VIC 3149	\$1,600,000	24-Feb-21
1 Arthurson Street Mount Waverley VIC 3149	\$1,830,000	12-Feb-21
7 Illuka Crescent Mount Waverley VIC 3149	\$1,581,800	04-Dec-20

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: 26 February 2021