

## 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

1/21 Wingate Avenue 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,021,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2020

to

31 Aug 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

3/26 Munro Avenue Mount Waverley VIC 3149	\$815,000	22-Mar-21
1/28 Munro Avenue Mount Waverley VIC 3149	\$873,000	27-Mar-21
1/587 High Street Road Mount Waverley VIC 3149	\$885,000	15-May-21

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: 14 September 2021

	<b>3/26 Munro Avenue Mount Waverley VIC 3149</b>	Sold Price	<b>\$815,000</b>	Sold Date	<b>22-Mar-21</b>
	<div> <div>2</div> <div>1</div> <div>1</div> </div>			Distance	<b>0.37km</b>
	<b>1/28 Munro Avenue Mount Waverley VIC 3149</b>	Sold Price	<b>\$873,000</b>	Sold Date	<b>27-Mar-21</b>
	<div> <div>2</div> <div>1</div> <div>1</div> </div>			Distance	<b>0.39km</b>
	<b>1/587 High Street Road Mount Waverley VIC 3149</b>	Sold Price	<b>\$885,000</b>	Sold Date	<b>15-May-21</b>
	<div> <div>2</div> <div>1</div> <div>2</div> </div>			Distance	<b>1.03km</b>

**RS** = Recent sale
 **UN** = Undisclosed Sale

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