# 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

496 High Street Road, Mount Waverley VIC 3149

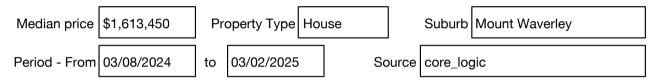
## Indicative selling price

For the meaning of this price see consumer.vic.gov.au	/underquoting
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Single price

e \$1,495,000

#### Median sale price



#### Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
113 Stephensons Road Mount Waverley VIC 3149	\$1,530,000	14/09/2024
7 Wills Avenue, Mount Waverley, Vic 3149	\$1,478,000	03/08/2024
51 Windsor Avenue Mount Waverley, VIC 3149	\$1,520,000	12/10/2024

This Statement of Information was prepared on:

03/02/2025

