

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 74 Catherine Avenue, Mount Waverley, VIC 3149

Indicative selling price

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

Single price or range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,578,500 Property type House Suburb MOUNT WAVERLEY

Period - From 18/09/2021 to 18/09/2022 Source core_logic

Comparable property sales

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 six months.

Address of comparable property	Price	Date of sale
1 84 Lemont Avenue Mount Waverley Vic 3149	\$1,280,000	2022-03-26
2 1 Nagle Court Mount Waverley Vic 3149	\$1,280,000	2022-06-18
3		

This Statement of Information was prepared on: 18/09/2022

