

# 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

3/41 SURREY ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,089,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,057,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2023

to

31 Aug 2024

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

12/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	\$1,070,000	18-Aug-24
29/12 SURREY ROAD MOUNT WAVERLEY VIC 3149	\$1,050,000	05-Mar-24
1/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	\$1,008,000	03-Apr-24

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: 05 September 2024


**12/17 FORSTER ROAD MOUNT  
WAVERLEY VIC 3149**

 4
  3
  2

Sold Price <sup>RS</sup> **\$1,070,000** Sold Date **18-Aug-24**

Distance **2.46km**


**29/12 SURREY ROAD MOUNT  
WAVERLEY VIC 3149**

 4
  2
  1

Sold Price **\$1,050,000** Sold Date **05-Mar-24**

Distance **0.36km**


**1/17 FORSTER ROAD MOUNT  
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price **\$1,008,000** Sold Date **03-Apr-24**

Distance **2.46km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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