

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

2/23 BALES STREET 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

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,578,500

Property type

Other

Suburb

Mount Waverley

Period-from

01 Oct 2021

to

30 Sep 2022

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

17B BALES STREET MOUNT WAVERLEY VIC 3149	\$1,380,000	25-Jun-22
17A BALES STREET MOUNT WAVERLEY VIC 3149	\$1,380,000	25-Jun-22
2/9 HEANY STREET MOUNT WAVERLEY VIC 3149	\$1,450,000	02-Jun-22

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: 03 October 2022

Mark Watkins

P 9807 9522

M 0411 396 264

E mark.watkins@belleproperty.com



17B BALES STREET MOUNT
WAVERLEY VIC 3149

4

3

1

Sold Price

^{RS}\$1,380,000

Sold Date

25-Jun-22

Distance

0.07km



17A BALES STREET MOUNT
WAVERLEY VIC 3149

4

3

1

Sold Price

\$1,380,000

Sold Date

25-Jun-22

Distance

0.07km



2/9 HEANY STREET MOUNT
WAVERLEY VIC 3149

3

2

2

Sold Price

\$1,450,000

Sold Date

02-Jun-22

Distance

0.59km

RS = Recent sale

UN = Undisclosed Sale

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