

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

3/14 Wingate Avenue 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

\$1,000,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$983,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2019

to

31 Aug 2020

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

2/13 Dean Avenue Mount Waverley VIC 3149	\$1,030,000	20-Jun-20
5/7-8 Seaton Court Mount Waverley VIC 3149	\$1,050,000	12-Jun-20
7 Hampton Court Glen Waverley VIC 3150	\$1,010,000	09-Apr-20

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: 23 September 2020


**2/13 Dean Avenue Mount Waverley
VIC 3149**
 3  2  2

Sold Price

\$1,030,000

Sold Date

20-Jun-20

Distance

0.07km

**5/7-8 Seaton Court Mount
Waverley VIC 3149**
 4  3  2

Sold Price

\$1,050,000

Sold Date

12-Jun-20

Distance

0.29km

**7 Hampton Court Glen Waverley
VIC 3150**
 4  3  2

Sold Price

\$1,010,000

Sold Date

09-Apr-20

Distance

1.44km
RS = Recent sale

UN = Undisclosed Sale

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