

# 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

73 Larch Crescent, 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)

Range between

\$1,500,000

&

\$1,600,000

### Median sale price

Median price

\$1,594,444

Property Type

House

Suburb

MOUNT WAVERLEY

Period - From

29/05/2024

to

28/11/2024

Source

core\_logic

### Comparable property sales

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
1	3 Bicton Street Mount Waverley Vic 3149	\$1,570,000	2024-11-10
2	5 Sunhill Road Mount Waverley Vic 3149	\$1,590,000	2024-10-26
3	32 Milloo Crescent Mount Waverley Vic 3149	\$1,615,000	2024-09-21

This Statement of Information was prepared on:

29/11/2024