

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 Riviera 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

\$2,500,000

&

\$2,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,336,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Jul 2020

to

30 Jun 2021

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 Fir Court Mount Waverley VIC 3149	\$2,700,000	27-Mar-21
58 Alice Street Mount Waverley VIC 3149	\$3,500,000	19-Apr-21
64 Alice Street Mount Waverley VIC 3149	\$2,610,000	18-Apr-21

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: 13 July 2021



2 Fir Court Mount Waverley VIC 3149

6
 4
 2

Sold Price **\$2,700,000** Sold Date **27-Mar-21**

Distance **0.85km**



58 Alice Street Mount Waverley VIC 3149

5
 6
 8

Sold Price **\$3,500,000** Sold Date **19-Apr-21**

Distance **0.96km**



64 Alice Street Mount Waverley VIC 3149

5
 3
 5

Sold Price **\$2,610,000** Sold Date **18-Apr-21**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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