

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

29 SOLFERINO CLOSE 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

\$1,420,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,575,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Nov 2022

to

31 Oct 2023

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

3 SOLFERINO CLOSE MOUNT WAVERLEY VIC 3149	\$1,415,000	04-Jul-23
1 HELEUS COURT MOUNT WAVERLEY VIC 3149	\$1,491,000	14-Oct-23
5 CINNABAR AVENUE MOUNT WAVERLEY VIC 3149	\$1,525,000	26-Aug-23

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: 25 November 2023

**MANDY LEE**

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**3 SOLFERINO CLOSE MOUNT
WAVERLEY VIC 3149**

4
 2
 2

Sold Price

\$1,415,000

Sold Date

04-Jul-23

Distance

0.13km**1 HELEUS COURT MOUNT
WAVERLEY VIC 3149**

3
 2
 2

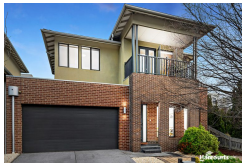
Sold Price

\$1,491,000

Sold Date

14-Oct-23

Distance

0.14km**5 CINNABAR AVENUE MOUNT
WAVERLEY VIC 3149**

4
 2
 2

Sold Price

^{RS}**\$1,525,000**

Sold Date

26-Aug-23

Distance

0.08km**RS** = Recent sale**UN** = Undisclosed Sale

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