

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

3/5 RIVOLI COURT 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

\$955,000

&

\$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,006,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2022

to

30 Jun 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

1/19 STANLEY AVENUE MOUNT WAVERLEY VIC 3149	\$990,000	02-Mar-23
3/14 JUDITH COURT MOUNT WAVERLEY VIC 3149	\$1,010,000	01-Apr-23
2/155-157 WAVERLEY ROAD CHADSTONE VIC 3148	\$1,050,000	29-Jan-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: 12 July 2023



**1/19 STANLEY AVENUE MOUNT
WAVERLEY VIC 3149**

 3  3  1

Sold Price **\$990,000** Sold Date **02-Mar-23**

Distance **0.67km**



**3/14 JUDITH COURT MOUNT
WAVERLEY VIC 3149**

 3  2  1

Sold Price **\$1,010,000** Sold Date **01-Apr-23**

Distance **1.38km**



**2/155-157 WAVERLEY ROAD
CHADSTONE VIC 3148**

 4  3  2

Sold Price **\$1,050,000** Sold Date **29-Jan-23**

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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