

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

1/11 THERESE 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

\$940,000

&

\$1,030,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,553,750

Property type

House

Suburb

Mount Waverley

Period-from

01 Oct 2021

to

30 Sep 2022

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

1/13 IAN GROVE MOUNT WAVERLEY VIC 3149	\$910,000	30-Jul-22
1/41 BRIGGS STREET MOUNT WAVERLEY VIC 3149	\$975,000	10-Sep-22
1 DAVID COURT MOUNT WAVERLEY VIC 3149	\$1,020,000	17-Sep-22

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: 22 October 2022


**1/13 IAN GROVE MOUNT
WAVERLEY VIC 3149**
 3  1  2

Sold Price

^{RS}
\$910,000

Sold Date

30-Jul-22

Distance

0.2km

**1/41 BRIGGS STREET MOUNT
WAVERLEY VIC 3149**
 3  2  1

Sold Price

\$975,000

Sold Date

10-Sep-22

Distance

0.43km

**1 DAVID COURT MOUNT
WAVERLEY VIC 3149**
 2  2  1

Sold Price

^{RS}
\$1,020,000

Sold Date

17-Sep-22

Distance

2.52km
RS = Recent sale

UN = Undisclosed Sale

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