

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 ALDRIN DRIVE 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,580,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Aug 2021

to

31 Jul 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

2 AMAROO COURT BURWOOD EAST VIC 3151	\$1,300,000	06-Apr-22
25 PEARCE STREET BURWOOD VIC 3125	\$1,259,000	20-Aug-22
532 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$1,288,000	04-Jun-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: 25 August 2022

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2 AMAROO COURT BURWOOD EAST VIC 3151

4
 1
 1

Sold Price **\$1,300,000** Sold Date **06-Apr-22**

Distance **0.66km**



25 PEARCE STREET BURWOOD VIC 3125

4
 1
 -

Sold Price ^{RS} **\$1,259,000** Sold Date **20-Aug-22**

Distance **1.07km**



532 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149

4
 1
 2

Sold Price ^{RS} **\$1,288,000** Sold Date **04-Jun-22**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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