

## 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

6 MORRISON COURT MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,650,000

&

\$1,800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,575,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Sep 2022

to

31 Aug 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

9 GREENHAM CRESCENT MOUNT WAVERLEY VIC 3149	\$1,552,000	10-Jun-23
458 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,316,000	29-Apr-23
10 LILIAN STREET GLEN WAVERLEY VIC 3150	\$1,750,671	23-Mar-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: 05 October 2023



## 9 GREENHAM CRESCENT MOUNT WAVERLEY VIC 3149

4 2 2

Sold Price

**\$1,552,000**

Sold Date

**10-Jun-23**

Distance

**1.05km**



## 458 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price

**\$1,316,000**

Sold Date

**29-Apr-23**

Distance

**0.72km**



## 10 LILIAN STREET GLEN WAVERLEY VIC 3150

4 2 2

Sold Price

**\$1,750,671**

Sold Date

**23-Mar-23**

Distance

**0.81km**

RS = Recent sale

UN = Undisclosed Sale

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