

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

1/59 PARK LANE 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

\$1,250,000

&

\$1,350,000

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

1/62 TALBOT ROAD MOUNT WAVERLEY VIC 3149	\$1,263,000	07-May-23
1/30 IRVING STREET MOUNT WAVERLEY VIC 3149	\$1,270,000	29-Apr-23
2/7 DEVON COURT MOUNT WAVERLEY VIC 3149	\$1,300,000	04-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: 04 July 2023



1/62 TALBOT ROAD MOUNT
WAVERLEY VIC 3149

4
 3
 1

Sold Price **\$1,263,000** Sold Date **07-May-23**

Distance **0.76km**



1/30 IRVING STREET MOUNT
WAVERLEY VIC 3149

3
 2
 2

Sold Price ^{RS} **\$1,270,000** Sold Date **29-Apr-23**

Distance **0.87km**



2/7 DEVON COURT MOUNT
WAVERLEY VIC 3149

3
 3
 2

Sold Price **\$1,300,000** Sold Date **04-Mar-23**

Distance **1.36km**

RS = Recent sale UN = Undisclosed Sale

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