

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

2/222 Highbury Road 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

\$1,058,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2023

to

31 Oct 2024

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

1/3 STATION STREET BURWOOD VIC 3125	\$1,225,000	23-May-24
1/17 BARLYN ROAD MOUNT WAVERLEY VIC 3149	\$1,200,000	10-Jul-24
1/111 ELEY ROAD BOX HILL SOUTH VIC 3128	\$1,248,000	27-Jul-24

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: 13 November 2024

Andy Yuan

P 0406217388

M 0406217388

E andy.yuan@areal.com.au



**1/3 STATION STREET BURWOOD
VIC 3125**

4 3 2

Sold Price **\$1,225,000** Sold Date **23-May-24**

Distance **0.08km**



**1/17 BARLYN ROAD MOUNT
WAVERLEY VIC 3149**

4 3 2

Sold Price **\$1,200,000** Sold Date **10-Jul-24**

Distance **0.38km**



**1/111 ELEY ROAD BOX HILL SOUTH
VIC 3128**

4 2 2

Sold Price **\$1,248,000** Sold Date **27-Jul-24**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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