

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

1/22 Donald Street 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

\$1,130,000

&

\$1,240,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,100,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Feb 2021

to

31 Jan 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

2/29 McLochlan Street Mount Waverley VIC 3149	\$1,195,000	02-Oct-21
2/14 Olympian Avenue Mount Waverley VIC 3149	\$1,190,000	20-Nov-21
1/2 Billing Street Mount Waverley VIC 3149	\$1,275,000	23-Dec-21

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.~~

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2/29 McLochlan Street Mount Waverley VIC 3149

 3  1  2

Sold Price **\$1,195,000** Sold Date **02-Oct-21**

Distance **0.27km**



2/14 Olympian Avenue Mount Waverley VIC 3149

 3  2  2

Sold Price ^{RS} **\$1,190,000** Sold Date **20-Nov-21**

Distance **0.33km**



1/2 Billing Street Mount Waverley VIC 3149

 3  2  2

Sold Price **\$1,275,000** Sold Date **23-Dec-21**

Distance **0.41km**

RS = Recent sale **UN** = Undisclosed Sale

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