

# 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 45 Wilga Street, Mount Waverley, VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price  or range between \$1,050,000 &  \$1,090,000

### Median sale price

Median price  \$ 1,520,000 Property type  House Suburb  MOUNT WAVERLEY

Period - From  23/03/2022 to  22/03/2023 Source  core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 79 Mayfield Drive Mount Waverley Vic 3149	\$1,100,000	2023-03-15
2 3 Lesay Court Mount Waverley Vic 3149	\$1,034,086	2022-10-13
3 63 Wave Avenue Mount Waverley Vic 3149	\$1,021,000	2022-11-14

This Statement of Information was prepared on:  23/03/2023

