

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

23 Wingate Avenue, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,581,250 Property Type House Suburb Mount Waverley

Period - From 01/10/2023 to 31/12/2023 Source REIV

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 six 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	1 Cambridge Dr GLEN WAVERLEY 3150	\$1,425,000	01/12/2023
2	10 Russell Cr MOUNT WAVERLEY 3149	\$1,410,500	28/10/2023
3	4 Gunther Ct MOUNT WAVERLEY 3149	\$1,350,000	08/03/2024

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 six months.~~

This Statement of Information was prepared on: 21/03/2024 13:52



Property Type:
Agent Comments

Indicative Selling Price
\$1,300,000 - \$1,430,000
Median House Price
December quarter 2023: \$1,581,250

Comparable Properties



1 Cambridge Dr GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$1,425,000
Method: Private Sale
Date: 01/12/2023
Property Type: House
Land Size: 725 sqm approx



10 Russell Cr MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,410,500
Method: Auction Sale
Date: 28/10/2023
Property Type: House (Res)
Land Size: 790 sqm approx



4 Gunther Ct MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,350,000
Method: Private Sale
Date: 08/03/2024
Property Type: House
Land Size: 676 sqm approx