

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 1/201 Waverley Road, Mount Waverley (3 Bed 1 Bath 1 Car)

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$750,000

or range between \$

&

\$

Median sale price

Median price \$790,000

Apartment *Apartment*

Suburb Mount Waverley

Period - From 1 Jul 2023

to

17 Jan 2024

Source RP Data

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

3/16 Adrienne Crescent, Mount Waverley 3149	19 Oct 2023	\$675,000
5/10-3 Dorgan Street, Mount Waverley 3149	30 Nov 2023	\$795,000
1/96 Lemont Avenue, Mount Waverley 3149	15 Nov 2023	\$905,000

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: 17 January 2024