

## 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

2/328-330 High Street Road 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$880,000

&

\$950,000

### 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

2/13 Milloo Crescent Mount Waverley VIC 3149	\$905,000	14-Jan-22
4/3 Heany Street Mount Waverley VIC 3149	\$980,000	20-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.

This Statement of Information was prepared on: 21 February 2022



**2/13 Milloo Crescent Mount Waverley VIC 3149**

3 2 2

Sold Price <sup>RS</sup> **\$905,000** <sup>UN</sup> Sold Date **14-Jan-22**

Distance **1.44km**



**4/3 Heany Street Mount Waverley VIC 3149**

3 2 2

Sold Price <sup>RS</sup> **\$980,000** <sup>UN</sup> Sold Date **20-Dec-21**

Distance **1.43km**

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

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