

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

11/474-476 WAVERLEY ROAD 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

\$825,000

&

\$907,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,250

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/96 LEMONT AVENUE MOUNT WAVERLEY VIC 3149	\$905,000	15-Nov-23

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: 13 February 2024

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1/96 LEMONT AVENUE MOUNT
WAVERLEY VIC 3149

3 1 1

Sold Price **\$905,000** Sold Date **15-Nov-23**

Distance **0.8km**

RS = Recent sale UN = Undisclosed Sale

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