

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

5 CINNABAR AVENUE 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

\$1,350,000

&

\$1,480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Aug 2022

to

31 Jul 2023

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

9 CINNABAR AVENUE MOUNT WAVERLEY VIC 3149	\$1,510,000	22-Feb-22
7 ALLUVIUM WAY MOUNT WAVERLEY VIC 3149	\$1,443,000	05-Feb-22

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: 02 August 2023



**9 CINNABAR AVENUE MOUNT
WAVERLEY VIC 3149**

4 2 2

Sold Price **\$1,510,000** Sold Date **22-Feb-22**

Distance **0.03km**



**7 ALLUVIUM WAY MOUNT
WAVERLEY VIC 3149**

4 2 2

Sold Price **\$1,443,000** Sold Date **05-Feb-22**

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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