

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

1/2 HOCKING COURT 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,578,500

Property type

House

Suburb

Mount Waverley

Period-from

01 Oct 2021

to

30 Sep 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

2/7 JACK STREET MOUNT WAVERLEY VIC 3149	\$1,340,000	28-May-22
2/43 IRVING STREET MOUNT WAVERLEY VIC 3149	\$1,168,888	17-Sep-22
2/25 MCLAREN STREET MOUNT WAVERLEY VIC 3149	\$1,017,000	10-Sep-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.~~

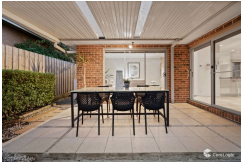
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**2/7 JACK STREET MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price **\$1,340,000** Sold Date **28-May-22**

Distance **0.45km**



**2/43 IRVING STREET MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price ^{RS} **\$1,168,888** Sold Date **17-Sep-22**

Distance **0.56km**



**2/25 MCLAREN STREET MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price ^{RS} **\$1,017,000** ^{UN} Sold Date **10-Sep-22**

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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