

# 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 2/21 Herbert Street, 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)

Single price  or range between \$730,000 & \$790,000

### Median sale price

Median price \$1,050,000 Property type Unit Suburb MOUNT WAVERLEY

Period - From 07/03/2022 to 06/03/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
1 35/12 Surrey Road Mount Waverley Vic 3149	\$783,000	2023-02-04
2 1/21 Herbert Street Mount Waverley Vic 3149	\$882,000	2022-12-22
3 8/12 Surrey Road Mount Waverley Vic 3149	\$715,000	2022-11-11

This Statement of Information was prepared on: 07/03/2023

