

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

2/5 TINTO 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,045,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Oct 2023

to

30 Sep 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

| | | |
|---|-------------|-----------|
| 2/69 ALICE STREET MOUNT WAVERLEY VIC 3149 | \$1,176,000 | 03-Aug-24 |
| 3/29 RENOWN STREET BURWOOD VIC 3125 | \$1,180,000 | 31-Aug-24 |
| 4A NEWBIGIN STREET BURWOOD VIC 3125 | \$1,200,000 | 24-Aug-24 |

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: 15 October 2024

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**2/69 ALICE STREET MOUNT
WAVERLEY VIC 3149**

3 2 1

Sold Price ^{RS} **\$1,176,000** Sold Date **03-Aug-24**

Distance **0.98km**



**3/29 RENOWN STREET BURWOOD
VIC 3125**

3 2 2

Sold Price ^{RS} **\$1,180,000** Sold Date **31-Aug-24**

Distance **0.97km**



**4A NEWBIGIN STREET BURWOOD
VIC 3125**

3 2 2

Sold Price ^{RS} **\$1,200,000** Sold Date **24-Aug-24**

Distance **1.53km**

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

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