

# 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

1B HILSEA COURT MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,550,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,651,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Feb 2024

to

31 July 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

39B ESSEX ROAD MOUNT WAVERLEY VIC 3149

\$1,565,100

08-Mar-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: 09 July 2024



39B ESSEX ROAD MOUNT  
WAVERLEY VIC 3149

5 3 2

Sold Price      \$1,565,100    Sold Date    08-Mar-24

Distance      1.53km

RS = Recent sale      UN = Undisclosed Sale

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