

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

6 LIDDELL 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

\$895,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,520,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Apr 2022

to

31 Mar 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

3/18 THERESE AVENUE MOUNT WAVERLEY VIC 3149	\$961,000	11-Feb-23
1/138 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166	\$910,000	24-Mar-23
1/81 HUNTINGDALE ROAD CHADSTONE VIC 3148	\$880,888	06-Dec-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: 03 April 2023



3/18 THERESE AVENUE MOUNT WAVERLEY VIC 3149

 2
  1
  1

Sold Price

\$961,000

Sold Date

11-Feb-23

Distance

0.6km



1/138 FERNTREE GULLY ROAD OAKLEIGH EAST VIC 3166

 3
  2
  2

Sold Price

^{RS} **\$910,000**

Sold Date

24-Mar-23

Distance

0.76km



1/81 HUNTINGDALE ROAD CHADSTONE VIC 3148

 3
  -
  -

Sold Price

\$880,888

Sold Date

06-Dec-22

Distance

0.83km

RS = Recent sale

UN = Undisclosed Sale

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