

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

35 Virginia Street, Mount Waverley, VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

or range between

\$1,850,000

&

\$1,980,000

Median sale price

Median price

\$ 1,401,500

Property type

House

Suburb

MOUNT WAVERLEY

Period - From

13/05/2021

to

09/11/2021

Source

core_logic

Comparable property sales

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 six months.

Address of comparable property		Price	Date of sale
1	5 Warren Court Mount Waverley Vic 3149	\$1,915,000	2021-09-09
2	4 The Close Mount Waverley Vic 3149	\$1,876,000	2021-10-10
3			

This Statement of Information was prepared on: 09/11/2021