

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	3/22-24 Winbourne Road Mount Waverley, 3149
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Indicative selling price

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

Range between	\$1,150,000 & \$1,250,000
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Median sale price

Median price	\$1,200,000	Property Type	UNIT	Suburb	MOUNT WAVERLEY
Period - From	16-Aug-2021	to	15-Aug-2022	Source	REA

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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
1	2/38 Sampson Drive, Mount Waverley, Vic 3149	\$1,205,000	04-Jun-2022
2	3/62 Talbot Road, Mount Waverley, Vic 3149	\$990,800	29-Jul-2022
3	1/19 Farquharson Street, Mount Waverley, Vic 3149	\$1,102,000	13-Aug-2022

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