

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

10/17 FORSTER ROAD 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

\$1,045,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,051,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Sep 2023

to

31 Aug 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

12/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	1070000	18-Aug-24
1/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	1008000	03-Apr-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: 30 September 2024



**12/17 FORSTER ROAD MOUNT
WAVERLEY VIC 3149**

4 3 2

Sold Price ^{RS} **1070000** Sold Date **18-Aug-24**

Distance -



**1/17 FORSTER ROAD MOUNT
WAVERLEY VIC 3149**

4 2 2

Sold Price **1008000** Sold Date **03-Apr-24**

Distance -

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

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