

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

2/14 Olympian Avenue 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

\$1,050,000

&

\$1,155,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,060,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Oct 2020

to

30 Sep 2021

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

2/20 Grenfell Road Mount Waverley VIC 3149	\$1,160,000	19-Jun-21
2/38 Irving Street Mount Waverley VIC 3149	\$1,110,000	19-Jun-21
2/230 Waverley Road Mount Waverley VIC 3149	\$1,065,000	17-Oct-21

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.~~

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**2/20 Grenfell Road Mount
Waverley VIC 3149**

3 2 2

Sold Price **\$1,160,000** Sold Date **19-Jun-21**

Distance **0.11km**



**2/38 Irving Street Mount Waverley
VIC 3149**

3 2 2

Sold Price **\$1,110,000** Sold Date **19-Jun-21**

Distance **0.44km**



**2/230 Waverley Road Mount
Waverley VIC 3149**

3 2 2

Sold Price ^{RS} **\$1,065,000** Sold Date **17-Oct-21**

Distance **0.58km**

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

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