

## 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

4 ESPERANCE ROAD MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$2,600,000

&

\$2,850,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,591,250

Property type

House

Suburb

Mount Waverley

Period-from

01 Jan 2023

to

31 Dec 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

1 BAILY STREET MOUNT WAVERLEY VIC 3149	\$2,998,000	22-Jul-23
41 MONOMEITH CRESCENT MOUNT WAVERLEY VIC 3149	\$2,980,000	12-Aug-23
1 JACQUELINE ROAD MOUNT WAVERLEY VIC 3149	\$2,661,000	12-Nov-23

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: 11 January 2024