

# 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 49 Illuka Crescent, Mount Waverley, VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Price Range \$1,150,000 & \$1,230,000

### Median sale price

Median price \$1,530,000 Property Type House Suburb Mount Waverley (3149)

Period - From 01/02/2022 to 31/01/2023 Source rp data

### Comparable property sales

A 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
480 WAVERLEY ROAD, MOUNT WAVERLEY VIC 3149	\$1,246,000	10/12/2022
107 LEMONT AVENUE, MOUNT WAVERLEY VIC 3149	\$1,090,000	12/10/2022
53 CHARLTON STREET, MOUNT WAVERLEY VIC 3149	\$1,033,333	24/09/2022

This Statement of Information was prepared on: 21/02/2023