

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

22 Morshead Avenue, Mount Waverley, VIC 3149

Indicative selling price

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

Range between

\$1,649,000

&

Median sale price

Median price

\$1,600,000

Property Type

House

Suburb

MOUNT WAVERLEY

Period - From

06/05/2024

to

05/11/2024

Source

core_logic

Comparable property sales

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 six months.

Address of comparable property		Price	Date of sale
1	44 Walker Road Mount Waverley Vic 3149	\$1,701,000	2024-11-02
2	18 Pinewood Drive Mount Waverley Vic 3149	\$1,735,000	2024-08-17
3			

This Statement of Information was prepared on:

06/11/2024