

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

9/40 Highclere Avenue, Mount Waverley, VIC 3149

Indicative selling price

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

Single price

or range between

\$800,000

&

\$880,000

Median sale price

Median price

\$ 1,106,000

Property type

Unit

Suburb

MOUNT WAVERLEY

Period - From

17/06/2021

to

17/06/2022

Source

core_logic

Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

| | Address of comparable property | Price | Date of sale |
|---|--|-----------|--------------|
| 1 | 19/40 Highclere Avenue Mount Waverley Vic 3149 | \$875,000 | 2022-03-25 |
| 2 | 10/3 Keylana Boulevard Mount Waverley Vic 3149 | \$830,000 | 2022-01-11 |
| 3 | 2/18 Tulloch Grove Glen Waverley Vic 3150 | \$800,000 | 2022-04-09 |

This Statement of Information was prepared on:

17/06/2022

