

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

23 Cratloe Road, Mount Waverley, VIC 3149

Indicative selling price

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

Single price

or range between

\$2,400,000

&

\$2,500,000

Median sale price

Median price

\$ 1,500,000

Property type

House

Suburb

MOUNT WAVERLEY

Period - From

20/08/2021

to

16/02/2022

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	10 Fairview Road Mount Waverley Vic 3149	\$2,600,000	2021-12-03
2	34 Wellard Road Box Hill South Vic 3128	\$2,425,000	2021-09-21
3	14 Bennett Avenue Mount Waverley Vic 3149	\$2,536,000	2021-09-11

This Statement of Information was prepared on:

16/02/2022

