

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

215 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

Indicative selling price

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

Single Price

or range
between

\$1,350,000

&

\$1,450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,634,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Mar 2023

to

29 Feb 2024

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

213 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$1,450,000	08-Feb-24
2 PAYNES ROAD MOUNT WAVERLEY VIC 3149	\$1,370,000	02-Nov-23
28 GRENFELL ROAD MOUNT WAVERLEY VIC 3149	\$1,388,888	03-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.~~

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213 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

3

2

2

Sold Price

RS

\$1,450,000

UN

Sold Date

08-Feb-24

Distance

0.02km



2 PAYNES ROAD MOUNT WAVERLEY VIC 3149

4

1

2

Sold Price

\$1,370,000

Sold Date

02-Nov-23

Distance

0.35km



28 GRENFELL ROAD MOUNT WAVERLEY VIC 3149

3

1

2

Sold Price

\$1,388,888

Sold Date

03-Nov-23

Distance

0.57km

RS = Recent sale

UN = Undisclosed Sale

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