

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

3/51 REGENT STREET 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2022

to

31 Oct 2023

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

1/20 MEADOW CRESCENT MOUNT WAVERLEY VIC 3149	\$1,100,000	23-Sep-23
32 PRICE AVENUE MOUNT WAVERLEY VIC 3149	\$1,191,500	28-Aug-23
2/10 FAIRWAY AVENUE MOUNT WAVERLEY VIC 3149	\$1,200,000	30-Jul-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.~~

This Statement of Information was prepared on: 04 November 2023



1/20 MEADOW CRESCENT MOUNT WAVERLEY VIC 3149

Sold Price

^{RS} \$1,100,000

Sold Date

23-Sep-23



Distance

0.62km



32 PRICE AVENUE MOUNT WAVERLEY VIC 3149

Sold Price

^{RS} \$1,191,500

Sold Date

28-Aug-23



Distance

1.16km



2/10 FAIRWAY AVENUE MOUNT WAVERLEY VIC 3149

Sold Price

\$1,200,000

Sold Date

30-Jul-23



Distance

0.76km

RS = Recent sale

UN = Undisclosed Sale

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