

# 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

15 SESAME STREET MOUNT WAVERLEY VIC 3149

### Indicative selling price

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

Single Price

or range  
between

\$1,850,000

&

\$1,950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,604,448

Property type

House

Suburb

Mount Waverley

Period-from

01 Sep 2023

to

31 Aug 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

|  |             |           |
|--|-------------|-----------|
| 4 BIZLEY STREET MOUNT WAVERLEY VIC 3149  | \$1,905,000 | 09-Dec-23 |
| 57 ORCHARD STREET GLEN WAVERLEY VIC 3150 | \$1,846,000 | 11-May-24 |
| 8 CYPRESS AVENUE GLEN WAVERLEY VIC 3150  | \$1,955,000 | 14-Sep-24 |

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: 26 September 2024