

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

21A STANLEY AVENUE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,076,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 May 2023

to

30 Apr 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

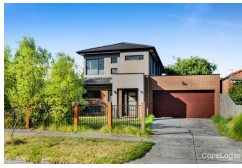
Date of sale

1/56 LECHTE ROAD MOUNT WAVERLEY VIC 3149	\$1,235,000	26-Apr-24
29/32 ADRIAN STREET CHADSTONE VIC 3148	\$1,141,600	06-Apr-24
1/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	\$1,008,000	08-Apr-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: 13 May 2024



**1/56 LECHTE ROAD MOUNT
WAVERLEY VIC 3149**

4 3 2

Sold Price ^{RS} **\$1,235,000** Sold Date **26-Apr-24**

Distance **3.07km**



**29/32 ADRIAN STREET
CHADSTONE VIC 3148**

4 3 2

Sold Price ^{RS} **\$1,141,600** Sold Date **06-Apr-24**

Distance **0.86km**



**1/17 FORSTER ROAD MOUNT
WAVERLEY VIC 3149**

4 2 2

Sold Price ^{RS} **\$1,008,000** ^{UN} Sold Date **08-Apr-24**

Distance **1.51km**

RS = Recent sale

UN = Undisclosed Sale

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