

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

3/1 AVONDALE GROVE 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

\$990,000

&

\$1,089,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Apr 2024

to

31 Mar 2025

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

2/2 LEONARD STREET ASHWOOD VIC 3147	\$1,085,000	19-Oct-24
2/5 TINTO COURT MOUNT WAVERLEY VIC 3149	\$1,133,000	05-Apr-25
2/7 HERBERT STREET MOUNT WAVERLEY VIC 3149	\$1,145,000	12-Apr-25

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 April 2025



2/2 LEONARD STREET ASHWOOD VIC 3147

3 2 1

Sold Price

\$1,085,000

Sold Date

19-Oct-24

Distance

1.29km



2/5 TINTO COURT MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price

^{RS} **\$1,133,000**

Sold Date

05-Apr-25

Distance

1.15km



2/7 HERBERT STREET MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price

^{RS} **\$1,145,000**

Sold Date

12-Apr-25

Distance

0.99km

RS = Recent sale

UN = Undisclosed Sale

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