

## 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

GORDON ROAD 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

\$1,990,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,530,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Aug 2022

to

31 Jul 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

|                                                  |             |           |
|--------------------------------------------------|-------------|-----------|
| 13 GROSS COURT MOUNT WAVERLEY VIC 3149           | \$1,980,800 | 12-Apr-22 |
| 25 JOSEPHINE AVENUE MOUNT WAVERLEY VIC 3149      | \$1,880,000 | 12-Jun-23 |
| 46 HUNTINGTOWER CRESCENT MOUNT WAVERLEY VIC 3149 | \$1,926,000 | 18-Feb-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: 19 August 2023


**13 GROSS COURT MOUNT  
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price

**\$1,980,800**

Sold Date

**12-Apr-22**

Distance

**1.27km**

**25 JOSEPHINE AVENUE MOUNT  
WAVERLEY VIC 3149**

 4
  2
  2

Sold Price

<sup>RS</sup> **\$1,880,000**

Sold Date

**12-Jun-23**

Distance

**0.48km**

**46 HUNTINGTOWER CRESCENT  
MOUNT WAVERLEY VIC 3149**

 4
  2
  2

Sold Price

**\$1,926,000**

Sold Date

**18-Feb-23**

Distance

**1.09km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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