

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

2/473 High Street Road 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

\$1,120,000

&

\$1,220,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/88 Muir Street Mount Waverley VIC 3149	\$1,470,000	16-Aug-19
2/245 Lawrence Road Mount Waverley VIC 3149	\$1,202,500	01-Jul-19
1/11 Munro Avenue Mount Waverley VIC 3149	\$1,146,000	29-Jun-19

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: 12 November 2019



**2/88 Muir Street Mount Waverley
VIC 3149**

4 4 2

Sold Price **\$1,470,000^{UN}** Sold Date **16-Aug-19**

Distance **0.4km**



**2/245 Lawrence Road Mount
Waverley VIC 3149**

4 3 2

Sold Price **\$1,202,500** Sold Date **01-Jul-19**

Distance **0.95km**



**1/11 Munro Avenue Mount Waverley
VIC 3149**

3 2 2

Sold Price **\$1,146,000** Sold Date **29-Jun-19**

Distance **1.16km**

RS = Recent sale

UN = Undisclosed Sale

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