

## 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

342B Waverley Road Mount Waverley VIC 3149

### Indicative selling price

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

Single Price

or range  
between

\$1,000,000

&

\$1,100,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,190,000

Property type

Other

Suburb

Mount Waverley

Period-from

01 Sep 2018

to

31 Aug 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

3/17 Leonie Avenue Mount Waverley VIC 3149	\$1,100,000	23-Apr-19
1/342 Stephenson's Road Mount Waverley VIC 3149	\$1,105,000	10-Aug-19
18C Irving Street Mount Waverley VIC 3149	\$1,093,000	06-Apr-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: 16 September 2019



**3/17 Leonie Avenue Mount Waverley VIC 3149**

4 3 1

Sold Price <sup>RS</sup> **\$1,100,000** Sold Date **23-Apr-19**

Distance **0.43km**



**1/342 Stephensons Road Mount Waverley VIC 3149**

3 2 2

Sold Price <sup>RS</sup> **\$1,105,000** Sold Date **10-Aug-19**

Distance **0.57km**



**18C Irving Street Mount Waverley VIC 3149**

4 3 1

Sold Price **\$1,093,000** Sold Date **06-Apr-19**

Distance **1.07km**

RS = Recent sale

UN = Undisclosed Sale

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