

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

3/8 Catherine 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

\$1,150,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$975,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2019

to

30 Jun 2020

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

| | | |
|---|-------------|-----------|
| 2/7 Sherwood Road Mount Waverley VIC 3149 | \$1,261,000 | 14-Jun-19 |
| 1/52-54 Virginia Street Mount Waverley VIC 3149 | \$1,290,000 | 22-Jun-19 |
| 1/25 Avondale Grove Mount Waverley VIC 3149 | \$1,380,000 | 09-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: 22 July 2020



**2/7 Sherwood Road Mount
Waverley VIC 3149**

 4  3  2

Sold Price **\$1,261,000** Sold Date **14-Jun-19**

Distance **1.89km**



**1/52-54 Virginia Street Mount
Waverley VIC 3149**

 3  2  2

Sold Price **\$1,290,000** Sold Date **22-Jun-19**

Distance **1.99km**



**1/25 Avondale Grove Mount
Waverley VIC 3149**

 4  2  2

Sold Price **\$1,380,000** Sold Date **09-Apr-19**

Distance **2.36km**

RS = Recent sale

UN = Undisclosed Sale

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