

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

1/1 Munro Avenue, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$1,050,000

&

\$1,150,000

Median sale price

Median price

\$1,078,000

Property Type

Unit

Suburb

Mount Waverley

Period - From

28/05/2023

to

27/05/2024

Source

REIV

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 six 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
1	1/384 Stephenson Rd MOUNT WAVERLEY 3149	\$1,025,000	10/04/2024
2			
3			

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 six months.~~

This Statement of Information was prepared on:

28/05/2024 15:19



 4  2  2

Property Type: Townhouse (Single)
Land Size: 230 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median Unit Price
28/05/2023 - 27/05/2024: \$1,078,000

Comparable Properties



1/384 Stephenson Rd MOUNT WAVERLEY 3149 (REI)

[Agent Comments](#)

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Price: \$1,025,000
Method: Private Sale
Date: 10/04/2024
Property Type: Townhouse (Single)

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 six months.

Account - Biggin & Scott Glen Waverley | P: 03 9560 8888