

# 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 Olive Avenue, 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)

Single price \$1,200,000 or range between &

### Median sale price

Median price \$1,010,000 Property type Unit Suburb MOUNT WAVERLEY  
Period - From 20/09/2022 to 19/09/2023 Source core\_logic

### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	1/343 High Street Road Mount Waverley Vic 3149	\$1,314,888	2023-08-13
2	1/16 Thurloo Street Chadstone Vic 3148	\$1,198,000	2023-08-16
3	2/10 Fairway Avenue Mount Waverley Vic 3149	\$1,200,000	2023-07-30

This Statement of Information was prepared on: 20/09/2023

