

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

1/11 HUXTABLE STREET 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

\$1,100,000

&

\$1,200,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Apr 2023

to

31 Mar 2024

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

1/11 SAVIGE AVENUE MOUNT WAVERLEY VIC 3149	\$1,139,000	16-Dec-23
3/70-72 LARCH CRESCENT MOUNT WAVERLEY VIC 3149	\$1,208,000	29-Mar-24
3/51 REGENT STREET MOUNT WAVERLEY VIC 3149	\$1,100,000	30-Jan-24

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: 29 April 2024



**1/11 SAVIGE AVENUE MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price **\$1,139,000** Sold Date **16-Dec-23**

Distance **1.11km**



**3/70-72 LARCH CRESCENT MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price ^{RS} **\$1,208,000** Sold Date **29-Mar-24**

Distance **0.29km**



**3/51 REGENT STREET MOUNT
WAVERLEY VIC 3149**

3 2 2

Sold Price **\$1,100,000** Sold Date **30-Jan-24**

Distance **1.76km**

RS = Recent sale

UN = Undisclosed Sale

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