

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

1/14 WAVE 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

\$890,000

&

\$970,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,076,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 May 2023

to

30 Apr 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

1/338 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$917,000	17-Feb-24
1/201 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$790,000	15-Feb-24
2/147-149 FERNTREE GULLY ROAD MOUNT WAVERLEY VIC 3149	\$800,000	16-Dec-23

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: 31 May 2024



**1/338 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149**

3 1 1

Sold Price

\$917,000

Sold Date

17-Feb-24

Distance

0.37km



**1/201 WAVERLEY ROAD MOUNT
WAVERLEY VIC 3149**

3 1 1

Sold Price

\$790,000

Sold Date

15-Feb-24

Distance

1.24km



**2/147-149 FERNTREE GULLY ROAD
MOUNT WAVERLEY VIC 3149**

3 1 1

Sold Price

\$800,000

Sold Date

16-Dec-23

Distance

1.55km

RS = Recent sale

UN = Undisclosed Sale

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