

# 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

1/185 Waverley Road, Mount Waverley Vic 3149
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between 

\$1,000,000
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 & 

\$1,100,000
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### Median sale price

Median price 

\$1,620,000
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 Property Type 

House
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 Suburb 

Mount Waverley
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Period - From 

01/10/2022
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 to 

30/09/2023
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 Source 

REIV
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### 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	2/26 Bales St MOUNT WAVERLEY 3149	\$1,090,000	16/11/2023
2	161 Huntingdale Rd OAKLEIGH EAST 3166	\$1,030,000	19/08/2023
3	11 Griffiths Ct MOUNT WAVERLEY 3149	\$1,000,000	30/08/2023

**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: 

11/01/2024 15:31
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