

## 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

1/20 HOWARD 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jun 2023

to

31 May 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

2/11 CHARLTON STREET MOUNT WAVERLEY VIC 3149	\$1,290,000	04-May-24
2/4 HOWARD AVENUE MOUNT WAVERLEY VIC 3149	\$1,215,000	25-Nov-23
1/8 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$1,356,000	16-Mar-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: 18 June 2024



**2/11 CHARLTON STREET MOUNT  
WAVERLEY VIC 3149**

 3  2  2

Sold Price <sup>RS</sup> **\$1,290,000** Sold Date **04-May-24**

Distance **0.95km**



**2/4 HOWARD AVENUE MOUNT  
WAVERLEY VIC 3149**

 3  2  1

Sold Price **\$1,215,000** Sold Date **25-Nov-23**

Distance **0.15km**



**1/8 LEE AVENUE MOUNT  
WAVERLEY VIC 3149**

 3  2  2

Sold Price <sup>RS</sup> **\$1,356,000** Sold Date **16-Mar-24**

Distance **2.8km**

RS = Recent sale

UN = Undisclosed Sale

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