

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

1/25 GRENFELL ROAD 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jul 2022

to

30 Jun 2023

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

4/232-236 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$610,000	17-Jun-23
4/447-486 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$681,000	13-May-23
1/27 TIMMINGS STREET CHADSTONE VIC 3148	\$600,000	15-Apr-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: 26 July 2023



**4/232-236 WAVERLEY ROAD
MOUNT WAVERLEY VIC 3149**

 2  1  2

Sold Price

^{RS}

\$610,000

Sold Date

17-Jun-23

Distance

0.68km



**4/447-486 HIGH STREET ROAD
MOUNT WAVERLEY VIC 3149**

 2  1  2

Sold Price

^{RS}

\$681,000

Sold Date

13-May-23

Distance

1.57km



**1/27 TIMMINGS STREET
CHADSTONE VIC 3148**

 2  1  1

Sold Price

\$600,000

Sold Date

15-Apr-23

Distance

1.87km

RS = Recent sale

UN = Undisclosed Sale

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