

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 1/41 PROSPECT 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 \$900,000 & \$990,000

Median sale price

(*Delete house or unit as applicable)

Median Price \$1,591,250 Property type House Suburb Mount Waverley
Period-from 01 Jan 2023 to 31 Dec 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
2/49 HILLSIDE ROAD MOUNT WAVERLEY VIC 3149	1080000	29-Jul-23
2/3 MITCHELL AVENUE ASHWOOD VIC 3147	998000	11-Oct-23
2/7 FARLEIGH AVENUE BURWOOD VIC 3125	1040500	23-Sep-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.

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2/49 HILLSIDE ROAD MOUNT
WAVERLEY VIC 3149

3 2 1

Sold Price 1080000 Sold Date 29-Jul-23

Distance 0.53km



2/3 MITCHELL AVENUE ASHWOOD
VIC 3147

3 2 1

Sold Price ^{RS}998000 Sold Date 11-Oct-23

Distance 1.58km



2/7 FARLEIGH AVENUE BURWOOD
VIC 3125

3 2 2

Sold Price 1040500 Sold Date 23-Sep-23

Distance 1.8km

RS = Recent sale UN = Undisclosed Sale

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