

## 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 GORDON ROAD 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

\$1,650,000

&

\$1,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

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

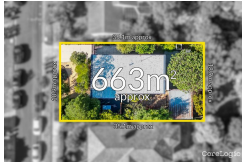
Date of sale

21 ROSALINE AVENUE MOUNT WAVERLEY VIC 3149	\$1,700,000	13-Apr-24
94 MARIANNE WAY MOUNT WAVERLEY VIC 3149	\$1,600,008	15-Feb-24
1 BAXTER COURT MOUNT WAVERLEY VIC 3149	\$1,670,000	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: 20 June 2024



**21 ROSALINE AVENUE MOUNT  
WAVERLEY VIC 3149**

3 2 2

Sold Price <sup>RS</sup> **\$1,700,000** Sold Date **13-Apr-24**

Distance **0.62km**



**94 MARIANNE WAY MOUNT  
WAVERLEY VIC 3149**

3 1 2

Sold Price **\$1,600,008** Sold Date **15-Feb-24**

Distance **0.82km**



**1 BAXTER COURT MOUNT  
WAVERLEY VIC 3149**

4 2 2

Sold Price <sup>RS</sup> **\$1,670,000** Sold Date **16-Mar-24**

Distance **1.04km**

RS = Recent sale

UN = Undisclosed Sale

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