

# Statement of Information

Single residential property located in the Melbourne metropolitan area  
Section 47AF of the *Estate Agents Act 1980*

## Property offered for sale

Street: 1 & 2 / 9 ARMSTRONG STREET

Suburb: MOUNT WAVERLEY

State: VIC

Postcode: 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: \$ 1,800,000 and \$ 1,900,000

## Median sale price

Median price: \$ 1,044,000

Property type: UNIT

Suburb: MOUNT WAVERLEY

Period - From: 01 / 12 / 2022 to: 30 / 11 / 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 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 <u>9A SUSAN COURT MOUNT WAVERLEY VIC 3149</u>	<u>\$ 1,880,000</u>	<u>04 / 10 / 2023</u>
2 <u>1/10 MILLER CRESCENT MOUNT WAVERLEY VIC 3149</u>	<u>\$ 1,810,000</u>	<u>05 / 11 / 2023</u>
3 _____	<u>\$ _____</u>	_____

**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: 14 December 2023