

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

1a Vista Avenue, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$980,000 & \$1,060,000

Median sale price

Median price \$1,078,000 Property Type Unit Suburb Mount Waverley

Period - From 01/01/2024 to 31/03/2024 Source REIV

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	2/18 Herbert St MOUNT WAVERLEY 3149	\$1,160,000	23/03/2024
2	2/30 Peacock St BURWOOD 3125	\$1,030,000	24/05/2024
3	1/14 Highbury Rd BURWOOD 3125	\$985,000	18/05/2024

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:

04/07/2024 10:43



Property Type: unit

Land Size: 444 sqm approx

Agent Comments

Comparable Properties



2/18 Herbert St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,160,000

Method: Auction Sale

Date: 23/03/2024

Property Type: Unit

Land Size: 247 sqm approx



2/30 Peacock St BURWOOD 3125 (REI/VG)

Agent Comments



Price: \$1,030,000

Method: Sold Before Auction

Date: 24/05/2024

Property Type: Unit

Land Size: 210 sqm approx



1/14 Highbury Rd BURWOOD 3125 (REI)

Agent Comments



Price: \$985,000

Method: Auction Sale

Date: 18/05/2024

Property Type: House (Res)