

# 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

1C HILSEA COURT 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

\$1,480,000

&

\$1,600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

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

3/16 MCCUBBIN STREET BURWOOD VIC 3125	\$1,510,000	11-May-24
131A LAWRENCE ROAD MOUNT WAVERLEY VIC 3149	\$1,519,800	31-Jan-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: 06 June 2024



3/16 MCCUBBIN STREET  
BURWOOD VIC 3125

4 3 2

Sold Price <sup>RS</sup> \$1,510,000 Sold Date 11-May-24

Distance 0.7km



131A LAWRENCE ROAD MOUNT  
WAVERLEY VIC 3149

4 4 2

Sold Price \$1,519,800 Sold Date 31-Jan-24

Distance 1.09km

RS = Recent sale

UN = Undisclosed Sale

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