

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

2/4 HOWARD AVENUE 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

\$1,050,000

&

\$1,150,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Oct 2022

to

30 Sep 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

1/1 HANSEN STREET MOUNT WAVERLEY VIC 3149	\$1,063,000	23-Oct-23
2/20 IRVING STREET MOUNT WAVERLEY VIC 3149	\$1,050,500	07-Oct-23
2/29 DONALD STREET MOUNT WAVERLEY VIC 3149	\$1,125,000	03-Jun-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.~~

This Statement of Information was prepared on: 31 October 2023



**1/1 HANSEN STREET MOUNT
WAVERLEY VIC 3149**

3 - 1

Sold Price ^{RS} **\$1,063,000** Sold Date **23-Oct-23**

Distance **0.12km**



**2/20 IRVING STREET MOUNT
WAVERLEY VIC 3149**

2 1 2

Sold Price ^{RS} **\$1,050,500** Sold Date **07-Oct-23**

Distance **0.23km**



**2/29 DONALD STREET MOUNT
WAVERLEY VIC 3149**

3 - 2

Sold Price **\$1,125,000** Sold Date **03-Jun-23**

Distance **0.4km**

RS = Recent sale

UN = Undisclosed Sale

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