

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

2/450 HUNTINGDALE ROAD 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

\$1,090,000

&

\$1,190,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,645,000

Property type

Other

Suburb

Mount Waverley

Period-from

01 Apr 2023

to

31 Mar 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

2/146 HIGH STREET ROAD ASHWOOD VIC 3147	\$1,133,000	09-Dec-23
2/2 WALCHA COURT CHADSTONE VIC 3148	\$1,175,000	04-Nov-23
1/105 POWER AVENUE CHADSTONE VIC 3148	\$1,165,000	30-Nov-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: 24 April 2024



**2/146 HIGH STREET ROAD
ASHWOOD VIC 3147**

 3  2  2

Sold Price **\$1,133,000** Sold Date **09-Dec-23**

Distance **1.84km**



**2/2 WALCHA COURT CHADSTONE
VIC 3148**

 3  2  1

Sold Price **\$1,175,000** Sold Date **04-Nov-23**

Distance **0.93km**



**1/105 POWER AVENUE
CHADSTONE VIC 3148**

 3  2  2

Sold Price **\$1,165,000** Sold Date **30-Nov-23**

Distance **1.02km**

RS = Recent sale

UN = Undisclosed Sale

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