

# 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

2/47 Pamela Street, Mount Waverley, VIC 3149
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### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price 

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 or range between 

\$800,000
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 & 

\$880,000
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### Median sale price

Median price 

\$ 1,050,250
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 Property type 

Unit
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 Suburb 

MOUNT WAVERLEY
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Period - From 

06/03/2023
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 to 

05/03/2024
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 Source 

core_logic
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### Comparable property sales

These are the three properties sold within two kilometres of the property of the sale in the last six months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	5/41 Mclochlan Street Mount Waverley Vic 3149	\$840,000	2023-11-18
2	2/147-149 Ferntree Gully Road Mount Waverley Vic 3149	\$800,000	2023-12-16
3	1/43 Clayton Road Oakleigh East Vic 3166	\$830,000	2024-01-29

This Statement of Information was prepared on: 

06/03/2024
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