

## 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 NELLIE 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

\$2,950,000

&

\$3,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,650,000

Property type

House

Suburb

Mount Waverley

Period-from

01 May 2023

to

30 Apr 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

7 INVERELL AVENUE MOUNT WAVERLEY VIC 3149	\$3,351,500	17-Feb-24
27 BAILY STREET MOUNT WAVERLEY VIC 3149	\$3,450,000	13-Dec-23
225 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149	\$2,461,000	29-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: 22 May 2024

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## 7 INVERELL AVENUE MOUNT WAVERLEY VIC 3149

 5  4  2

Sold Price <sup>RS</sup> **\$3,351,500** Sold Date **17-Feb-24**

Distance **0.24km**



## 27 BAILY STREET MOUNT WAVERLEY VIC 3149

 5  5  2

Sold Price **\$3,450,000** Sold Date **13-Dec-23**

Distance **0.36km**



## 225 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149

 5  3  3

Sold Price **\$2,461,000** Sold Date **29-Nov-23**

Distance **0.45km**

RS = Recent sale

UN = Undisclosed Sale

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