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

21A STANLEY 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
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$1,076,500	Prope	erty type	Unit		Suburb	Mount Waverley
Period-from	01 May 2023	to	30 Apr 2	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
1/56 LECHTE ROAD MOUNT WAVERLEY VIC 3149	\$1,235,000	26-Apr-24
29/32 ADRIAN STREET CHADSTONE VIC 3148	\$1,141,600	06-Apr-24
1/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	\$1,008,000	08-Apr-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: 13 May 2024





Kay Lim P 03 8686 8388 M 0433 836 311 E kay.lim@areal.com.au



1/56 LECHTE ROAD MOUNT **WAVERLEY VIC 3149**

₩ 3 ⇔ 2 Sold Price

RS \$1,235,000 Sold Date 26-Apr-24

Distance

3.07km



29/32 ADRIAN STREET **CHADSTONE VIC 3148**

4

₩ 3

Sold Price

** \$1,141,600 Sold Date 06-Apr-24

Distance

0.86km



1/17 FORSTER ROAD MOUNT **WAVERLEY VIC 3149**

aggregation 2

⇔ 2

Sold Price **\$1,008,000 UN Sold Date 08-Apr-24

Distance

1.51km

RS = Recent sale

UN = Undisclosed Sale

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