

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

3/16 KINGSTON STREET 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

\$640,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,010,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Nov 2022

to

31 Oct 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

4/447-486 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$681,000	13-May-23
1/25 GRENFELL ROAD MOUNT WAVERLEY VIC 3149	\$670,000	04-Oct-23
4/8-10 PORTSMOUTH STREET MOUNT WAVERLEY VIC 3149	\$685,000	16-Sep-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: 09 November 2023



**4/447-486 HIGH STREET ROAD
 MOUNT WAVERLEY VIC 3149**

 2  1  2

Sold Price **\$681,000** Sold Date **13-May-23**

Distance **1.59km**



**1/25 GRENFELL ROAD MOUNT
 WAVERLEY VIC 3149**

 2  1  1

Sold Price ^{RS} **\$670,000** ^{UN} Sold Date **04-Oct-23**

Distance **2km**



**4/8-10 PORTSMOUTH STREET
 MOUNT WAVERLEY VIC 3149**

 2  1  1

Sold Price ^{RS} **\$685,000** Sold Date **16-Sep-23**

Distance **2.25km**

RS = Recent sale UN = Undisclosed Sale

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