

## 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 HEADINGLEY ROAD 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

\$1,500,000

&

\$1,650,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,591,250

Property type

House

Suburb

Mount Waverley

Period-from

01 Jan 2023

to

31 Dec 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

5 MILLOO CRESCENT MOUNT WAVERLEY VIC 3149	\$1,551,000	28-Oct-23
6 LYONS STREET MOUNT WAVERLEY VIC 3149	\$1,680,000	09-Dec-23
74 ESSEX ROAD MOUNT WAVERLEY VIC 3149	\$1,510,000	25-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: 16 January 2024

**5 MILLOO CRESCENT MOUNT  
WAVERLEY VIC 3149**3  1  2 Sold Price <sup>RS</sup> **\$1,551,000** Sold Date **28-Oct-23**Distance **0.39km****6 LYONS STREET MOUNT  
WAVERLEY VIC 3149**3  1  1 Sold Price <sup>RS</sup> **\$1,680,000** Sold Date **09-Dec-23**Distance **1.29km****74 ESSEX ROAD MOUNT  
WAVERLEY VIC 3149**3  1  1 Sold Price **\$1,510,000** Sold Date **25-Nov-23**Distance **1.4km**

RS = Recent sale

UN = Undisclosed Sale

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