

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 31 Carrol Grove, Mount Waverley, VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$1,700,000 & \$1,870,000

Median sale price

Median price \$1,575,000 Property type House Suburb MOUNT WAVERLEY
Period - From 04/12/2022 to 03/12/2023 Source core_logic

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	42 Kingswood Avenue Mount Waverley Vic 3149	\$1,770,800	2023-10-07
2	2 Gilbert Court Mount Waverley Vic 3149	\$1,808,888	2023-11-25
3	26 Malcolm Court Mount Waverley Vic 3149	\$1,856,000	2023-11-11

This Statement of Information was prepared on: 04/12/2023

