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STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 32 Solomon Road Mount Waverley 3149

Including suburb and
postcode

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$1,295,000 or range between \$* & \$

Median sale price

Median price \$1,670,000 Property Type House Suburb Mount Waverley

Period - From 01/04/23 to 31/03/24 Source Reiv

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 six 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 40 Solomon St Mount Waverley	\$1,280,000	06/04/24
2 9 Curtis Ave Mount Waverley	\$1,390,000	15/06/24
3 15 Ben Hogan Court Mount Waverley	\$1,325,000	05/06/24

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 six months.~~

This Statement of Information was prepared on: 08/07/24