

# 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

395 Waverley 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)

range between

\$1,180,000

&

\$1,280,000

### Median sale price

Median price

\$1,700,000

Property type

House

Suburb

Mount Waverley

Period - From

01/02/2024

to

30/04/2024

Source



### 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 |
|--|-------------|--------------|
| 308 High Street Road, Mount Waverley, VIC 3149 | \$1,265,000 | 08/05/2024   |
| 40 Solomon Street, Mount Waverley, VIC 3149    | \$1,280,000 | 06/04/2024   |
| 10 Sadie Street, Mount Waverley, VIC 3149      | \$1,258,000 | 02/12/2023   |

**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: 17/05/2024