

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

4/112-114 HUNTINGDALE ROAD 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,050,250

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Feb 2023

to

31 Jan 2024

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

1/83 ESSEX ROAD MOUNT WAVERLEY VIC 3149	\$805,000	25-Nov-23
5/41 MCLOCHLAN STREET MOUNT WAVERLEY VIC 3149	\$840,000	18-Nov-23
1/111 STATION STREET BURWOOD VIC 3125	\$872,500	10-Feb-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 6 months.~~

This Statement of Information was prepared on: 16 February 2024



**1/83 ESSEX ROAD MOUNT
WAVERLEY VIC 3149**

2 1 1

Sold Price **\$805,000** Sold Date **25-Nov-23**

Distance **0.78km**



**5/41 MCLOCHLAN STREET MOUNT
WAVERLEY VIC 3149**

2 1 1

Sold Price ^{RS} **\$840,000** Sold Date **18-Nov-23**

Distance **2.15km**



**1/111 STATION STREET BURWOOD
VIC 3125**

2 1 1

Sold Price ^{RS} **\$872,500** Sold Date **10-Feb-24**

Distance **1.58km**

RS = Recent sale

UN = Undisclosed Sale

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