

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

4/369 STEPHENSONS 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

\$690,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 May 2023

to

30 Apr 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

2/29-31 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$700,000	16-Mar-24
4/49-51 SURREY ROAD MOUNT WAVERLEY VIC 3149	\$720,000	21-Dec-23
1/389 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	\$715,000	28-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: 01 May 2024

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**2/29-31 LEE AVENUE MOUNT
WAVERLEY VIC 3149**

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Sold Price

^{RS} **\$700,000**

Sold Date

16-Mar-24

Distance

1.72km**4/49-51 SURREY ROAD MOUNT
WAVERLEY VIC 3149**

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Sold Price

\$720,000

Sold Date

21-Dec-23

Distance

1.67km**1/389 HIGH STREET ROAD MOUNT
WAVERLEY VIC 3149**

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Sold Price

\$715,000

Sold Date

28-Nov-23

Distance

1.28km**RS** = Recent sale**UN** = Undisclosed Sale

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