

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

4/7-8 SEATON COURT 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

\$1,250,000

&

\$1,350,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,044,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Dec 2022

to

30 Nov 2023

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

3/36 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$1,230,000	08-Nov-23
1/2 ELM GROVE MOUNT WAVERLEY VIC 3149	\$1,300,000	21-Oct-23
2/2 PEVERIL STREET GLEN WAVERLEY VIC 3150	\$1,280,000	21-Oct-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: 20 December 2023


**3/36 LEE AVENUE MOUNT
WAVERLEY VIC 3149**
 4  3  2

Sold Price **\$1,230,000** Sold Date **08-Nov-23**

Distance **0.95km**

**1/2 ELM GROVE MOUNT
WAVERLEY VIC 3149**
 4  2  2

Sold Price **\$1,300,000** Sold Date **21-Oct-23**

Distance **1.5km**

**2/2 PEVERIL STREET GLEN
WAVERLEY VIC 3150**
 4  3  -

Sold Price **\$1,280,000** Sold Date **21-Oct-23**

Distance **0.87km**
RS = Recent sale

UN = Undisclosed Sale

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