

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

5/3 GWYNNE STREET 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

\$898,000

&

\$987,800

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,076,500

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jun 2023

to

31 May 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

1/33 BIZLEY STREET MOUNT WAVERLEY VIC 3149	\$950,000	05-Apr-24
1/338 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	\$917,000	17-Feb-24
2/495 Highbury Road Burwood East VIC 3151	\$965,000	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: 03 June 2024