

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 MILLOO CRESCENT 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

\$1,280,000

&

\$1,380,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,575,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Oct 2022

to

30 Sep 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

| | | |
|---|-------------|-----------|
| 6 QUINTON COURT MOUNT WAVERLEY VIC 3149 | \$1,390,000 | 20-Jun-23 |
| 9 HAYFIELD ROAD MOUNT WAVERLEY VIC 3149 | \$1,350,000 | 14-Jul-23 |
| 6 STEPHENSONS PLACE MOUNT WAVERLEY VIC 3149 | \$1,321,000 | 22-Apr-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: 02 October 2023



**6 QUINTON COURT MOUNT
 WAVERLEY VIC 3149**

 5  2  2

Sold Price **\$1,390,000** Sold Date **20-Jun-23**

Distance **0.27km**



**9 HAYFIELD ROAD MOUNT
 WAVERLEY VIC 3149**

 3  1  2

Sold Price ^{RS} **\$1,350,000** Sold Date **14-Jul-23**

Distance **0.12km**



**6 STEPHENSONS PLACE MOUNT
 WAVERLEY VIC 3149**

 4  -  -

Sold Price **\$1,321,000** Sold Date **22-Apr-23**

Distance **0.19km**

RS = Recent sale UN = Undisclosed Sale

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