

## 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

50 BRIGGS STREET MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,300,000

&

\$1,400,000

### 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

17 THERESE AVENUE MOUNT WAVERLEY VIC 3149	\$1,320,000	15-Sep-23
8 BELLERIVE AVENUE MOUNT WAVERLEY VIC 3149	\$1,390,000	04-Sep-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: 11 October 2023



**17 THERESE AVENUE MOUNT  
WAVERLEY VIC 3149**

 3  2  2

Sold Price <sup>RS</sup> **\$1,320,000** Sold Date **15-Sep-23**

Distance **0.56km**



**8 BELLERIVE AVENUE MOUNT  
WAVERLEY VIC 3149**

 3  1  2

Sold Price <sup>RS</sup> **\$1,390,000** Sold Date **04-Sep-23**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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