

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

6/20-24 WINGATE AVENUE 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

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,075,000

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

2/29-31 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$700,000	16-Mar-24
4/29-31 LEE AVENUE MOUNT WAVERLEY VIC 3149	\$700,000	18-Feb-24
5/280 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149	\$781,500	17-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: 11 June 2024



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

2 1 1

Sold Price **\$700,000** Sold Date **16-Mar-24**

Distance **0.77km**



**4/29-31 LEE AVENUE MOUNT
WAVERLEY VIC 3149**

2 1 1

Sold Price Sold Date **18-Feb-24**

Distance **0.75km**



**5/280 LAWRENCE ROAD MOUNT
WAVERLEY VIC 3149**

2 1 1

Sold Price **\$781,500** Sold Date **17-Feb-24**

Distance **0.39km**



**4/369 STEPHENSONS ROAD
MOUNT WAVERLEY VIC 3149**

2 1 -

Sold Price ^{RS} **\$770,000** Sold Date **25-May-24**

Distance **1.6km**

RS = Recent sale UN = Undisclosed Sale

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