

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 THAI 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

\$1,600,000

&

\$1,700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,660,000

Property type

House

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 CROSBY DRIVE GLEN WAVERLEY VIC 3150 | \$1,680,000 | 11-May-24 |
| 7 WAVE AVENUE MOUNT WAVERLEY VIC 3149 | \$1,630,000 | 09-Mar-24 |
| 56 HEADINGLEY ROAD MOUNT WAVERLEY VIC 3149 | \$1,800,000 | 02-Apr-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: 18 June 2024



2 CROSBY DRIVE GLEN WAVERLEY VIC 3150

4 2 2

Sold Price ^{RS} **\$1,680,000** ^{UN} Sold Date **11-May-24**

Distance **1.09km**



7 WAVE AVENUE MOUNT WAVERLEY VIC 3149

5 2 2

Sold Price **\$1,630,000** Sold Date **09-Mar-24**

Distance **1.07km**



56 HEADINGLEY ROAD MOUNT WAVERLEY VIC 3149

4 1 2

Sold Price ^{RS} **\$1,800,000** ^{UN} Sold Date **02-Apr-24**

Distance **1.81km**

RS = Recent sale

UN = Undisclosed Sale

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