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	5/368-370 HIGH STREET ROAD 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	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,045,000	Property type	Unit	Suburb	Mount Waverley
Period-from	01 Oct 2023	to	30 Sep 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
2/454 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149	$680,000	29-Apr-24
3/321-323 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149	$653,000	14-Sep-24
2/80 PRICE AVENUE MOUNT WAVERLEY VIC 3149	$675,000	18-May-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: 29 October 2024

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2/454 HIGH STREET ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **$680,000** Sold Date **29-Apr-24**

Distance **0.69km**



3/321-323 WAVERLEY ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price RS **$653,000** UN Sold Date **14-Sep-24**

Distance **1.57km**



2/80 PRICE AVENUE MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **$675,000** Sold Date **18-May-24**

Distance **1.75km**

RS = Recent sale **UN** = Undisclosed Sale

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