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	6/20-22 PRINCETOWN 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	$610,000	&	$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,070,000	Property type	Unit	Suburb	Mount Waverley
Period-from	01 Oct 2021	to	30 Sep 2022	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
5/9 CHURCHILL AVENUE CHADSTONE VIC 3148	$705,000	06-Oct-22
2/204 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149	$705,000	03-Sep-22

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: 28 October 2022

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5/9 CHURCHILL AVENUE CHADSTONE VIC 3148

2 1 2

Sold Price RS **$705,000** Sold Date **06-Oct-22**

Distance **1.88km**



2/204 LAWRENCE ROAD MOUNT WAVERLEY VIC 3149

2 1 1

Sold Price **$705,000** Sold Date **03-Sep-22**

Distance **1.71km**

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

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