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	3/9 CATHERINE 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	$960,000	&	$1,050,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,010,000	Property type	Unit	Suburb	Mount Waverley
Period-from	01 Sep 2022	to	31 Aug 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
3/5 RIVOLI COURT MOUNT WAVERLEY VIC 3149	1051000	03-Aug-23
2/34 DICKSON STREET MOUNT WAVERLEY VIC 3149	1006000	09-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: 28 September 2023

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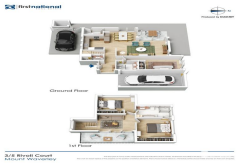

3/5 RIVOLI COURT MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price RS 1051000 Sold Date 03-Aug-23

Distance 0.84km



2/34 DICKSON STREET MOUNT WAVERLEY VIC 3149

3 2 2

Sold Price RS 1006000 UN Sold Date 09-Sep-23

Distance 0.57km

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

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