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	7 Carolina Street, Mount Waverley VIC 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $1,500,000 & $1,600,000

Median sale price

Median price $1,613,450 Property Type House Suburb Mount Waverley

Period - From 16/07/2024 to 15/01/2025 Source core_logic

Comparable property sales (*Delete A or B below as applicable)

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 six months.

Address of comparable property	Price	Date of sale
3 Bicton Street Mount Waverley VIC 3149	$1,570,000	10/11/2024
15 Bizley Street Mount Waverley VIC 3149	$1,580,000	08/10/2024
9 Penleigh Court Mount Waverley VIC 3149	$1,632,500	19/10/2024

This Statement of Information was prepared on: 16/01/2025