

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

1/211 FERNTREE GULLY 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

\$880,000

&

\$940,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,051,000

Property type

Unit

Suburb

Mount Waverley

Period-from

17 Feb 2024

to

17 Aug 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

15 TORROODUN STREET MOUNT WAVERLEY VIC 3149	\$995,000	04-May-24
2/1 DOROTHEA MACKELLAR AVENUE OAKLEIGH EAST VIC 3166	\$1,000,000	15-Jun-24
1/14 WAVE AVENUE MOUNT WAVERLEY VIC 3149	\$978,500	22-Jun-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: 17 August 2024