

## 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

2/1 SADIE STREET MOUNT WAVERLEY VIC 3149

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$990,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,044,000

Property type

Unit

Suburb

Mount Waverley

Period-from

01 Jan 2023

to

31 Dec 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

3/40 HIGHCLERE AVENUE MOUNT WAVERLEY VIC 3149	\$1,161,000	06-Sep-23
7/17 FORSTER ROAD MOUNT WAVERLEY VIC 3149	\$1,075,000	31-Jul-23
1/32 STEPHENSONS ROAD MOUNT WAVERLEY VIC 3149	\$980,666	01-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: 04 January 2024



**3/40 HIGHCLERE AVENUE MOUNT  
WAVERLEY VIC 3149**

 3  2  2

Sold Price

**\$1,161,000**

Sold Date

**06-Sep-23**

Distance

**1.7km**



**7/17 FORSTER ROAD MOUNT  
WAVERLEY VIC 3149**

 3  2  2

Sold Price

**\$1,075,000**

Sold Date

**31-Jul-23**

Distance

**1.3km**



**1/32 STEPHENSONS ROAD MOUNT  
WAVERLEY VIC 3149**

 3  2  2

Sold Price

**\$980,666**

Sold Date

**01-Sep-23**

Distance

**3.43km**

RS = Recent sale

UN = Undisclosed Sale

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