

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 KINGSTON STREET 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

\$1,650,000

&

\$1,750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,636,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Aug 2023

to

31 Jul 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

1 BAXTER COURT MOUNT WAVERLEY VIC 3149	\$1,670,000	16-Mar-24
3 ARMSTRONG STREET MOUNT WAVERLEY VIC 3149	\$1,670,000	16-Mar-24
37 FAIRVIEW ROAD MOUNT WAVERLEY VIC 3149	\$1,750,000	26-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: 28 August 2024



**1 BAXTER COURT MOUNT
WAVERLEY VIC 3149**

 4  2  2

Sold Price ^{RS} **\$1,670,000** Sold Date **16-Mar-24**

Distance **0.48km**



**3 ARMSTRONG STREET MOUNT
WAVERLEY VIC 3149**

 4  2  2

Sold Price **\$1,670,000** Sold Date **16-Mar-24**

Distance **1.05km**



**37 FAIRVIEW ROAD MOUNT
WAVERLEY VIC 3149**

 4  3  2

Sold Price ^{RS} **\$1,750,000** Sold Date **26-Jun-24**

Distance **0.88km**

RS = Recent sale

UN = Undisclosed Sale

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