

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

9 TOOMBAH 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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,594,444

Property type

House

Suburb

Mount Waverley

Period-from

01 Nov 2023

to

31 Oct 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

6 BRISTOL COURT GLEN WAVERLEY VIC 3150	\$1,240,000	02-Jun-24
1/47 DOYNTON PARADE MOUNT WAVERLEY VIC 3149	\$1,300,000	14-Sep-24
2 WESTERFIELD DRIVE NOTTING HILL VIC 3168	\$1,277,380	16-Jul-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: 12 November 2024



**6 BRISTOL COURT GLEN
WAVERLEY VIC 3150**

 4  2  2

Sold Price **\$1,240,000** Sold Date **02-Jun-24**

Distance **0.55km**



**1/47 DOYNTON PARADE MOUNT
WAVERLEY VIC 3149**

 3  2  2

Sold Price ^{RS} **\$1,300,000** Sold Date **14-Sep-24**

Distance **1.14km**



**2 WESTERFIELD DRIVE NOTTING
HILL VIC 3168**

 4  2  2

Sold Price **\$1,277,380** Sold Date **16-Jul-24**

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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