

## 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

27 TUHANS ROAD 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

\$1,500,000

&

\$1,550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,645,000

Property type

House

Suburb

Mount Waverley

Period-from

01 Apr 2023

to

31 Mar 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

2/2 PEVERILL STREET MALVERN EAST VIC 3145	1540000	22-Feb-24
4A MOORONG STREET CHADSTONE VIC 3148		02-Dec-23
4B GLENORA STREET CHADSTONE VIC 3148	1380000	26-Feb-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.~~

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**2/2 PEVERILL STREET MALVERN EAST VIC 3145**

Sold Price <sup>RS</sup> **1540000** <sup>UN</sup> Sold Date **22-Feb-24**

4 3 -

Distance **2.28km**



**4A MOORONG STREET CHADSTONE VIC 3148**

Sold Price <sup>RS</sup> Sold Date **02-Dec-23**

4 3 1

Distance **0.89km**



**4B GLENORA STREET CHADSTONE VIC 3148**

Sold Price <sup>RS</sup> **1380000** <sup>UN</sup> Sold Date **26-Feb-24**

4 2 1

Distance **0.74km**



**16 NIOKA STREET CHADSTONE VIC 3148**

Sold Price **1795000** Sold Date **24-Jan-24**

4 2 2

Distance **1.44km**

RS = Recent sale

UN = Undisclosed Sale

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