

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 7 Snead Court, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$1,218,000 House X Unit Suburb Mount Waverley

Period - From 01/04/2019 to 30/06/2019 Source REIV

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 six 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	17 Bales St MOUNT WAVERLEY 3149	\$1,020,000	06/07/2019
2	55 Therese Av MOUNT WAVERLEY 3149	\$1,003,000	20/07/2019
3	58 Therese Av MOUNT WAVERLEY 3149	\$980,000	28/06/2019

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 six months.



3 2 2

Rooms:
Property Type: House
Land Size: 711 sqm approx
Agent Comments

Indicative Selling Price
 \$950,000 - \$1,045,000
Median House Price
 June quarter 2019: \$1,218,000

Comparable Properties

17 Bales St MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

3 1 2

Price: \$1,020,000
Method: Sold Before Auction
Date: 06/07/2019
Rooms: -
Property Type: House
Land Size: 721 sqm approx



55 Therese Av MOUNT WAVERLEY 3149 (REI) [Agent Comments](#)

3 2 2

Price: \$1,003,000
Method: Private Sale
Date: 20/07/2019
Rooms: -
Property Type: House (Res)
Land Size: 669 sqm approx



58 Therese Av MOUNT WAVERLEY 3149 (REI/VG) [Agent Comments](#)

3 2 2

Price: \$980,000
Method: Private Sale
Date: 28/06/2019
Rooms: -
Property Type: House & Land Package
Land Size: 652 sqm approx