

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 31 Cash Grove, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$1,321,000 Property Type House Suburb Mount Waverley

Period - From 01/07/2019 to 30/09/2019 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	5 Lewton Rd MOUNT WAVERLEY 3149	\$1,208,000	19/10/2019
2	11 Bellerive Av MOUNT WAVERLEY 3149	\$1,061,000	02/11/2019
3	197 Ferntree Gully Rd MOUNT WAVERLEY 3149	\$1,050,000	16/10/2019

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.~~

This Statement of Information was prepared on: 12/11/2019 15:55



Property Type:
Land Size: 710 sqm approx
Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

September quarter 2019: \$1,321,000

Comparable Properties



5 Lewton Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,208,000
Method: Auction Sale
Date: 19/10/2019
Property Type: House (Res)
Land Size: 725 sqm approx



11 Bellerive Av MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,061,000
Method: Auction Sale
Date: 02/11/2019
Property Type: House (Res)
Land Size: 650 sqm approx

197 Ferntree Gully Rd MOUNT WAVERLEY 3149 (REI) Agent Comments



Price: \$1,050,000
Method: Private Sale
Date: 16/10/2019
Property Type: House (Res)