

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

Indicative selling price

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

Range between &

Median sale price

Median price House Unit Suburb

Period - From to Source

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	18 Holskamp St MOUNT WAVERLEY 3149	\$1,620,000	22/09/2018
2	35 The Highway MOUNT WAVERLEY 3149	\$1,618,000	29/11/2018
3	13 Arthurson St MOUNT WAVERLEY 3149	\$1,600,000	03/12/2018

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 (Res)
Land Size: 795 sqm approx
Agent Comments

Indicative Selling Price
 \$1,580,000 - \$1,738,000
Median House Price
 December quarter 2018: \$1,215,000

Comparable Properties



18 Holskamp St MOUNT WAVERLEY 3149
 (REI/VG)

Agent Comments

3 2 4

Price: \$1,620,000
Method: Auction Sale
Date: 22/09/2018
Rooms: 5
Property Type: House (Res)
Land Size: 831 sqm approx



35 The Highway MOUNT WAVERLEY 3149
 (REI/VG)

Agent Comments

4 3 4

Price: \$1,618,000
Method: Private Sale
Date: 29/11/2018
Rooms: -
Property Type: House
Land Size: 728 sqm approx



13 Arthurson St MOUNT WAVERLEY 3149
 (REI)

Agent Comments

4 2 1

Price: \$1,600,000
Method: Private Sale
Date: 03/12/2018
Rooms: -
Property Type: House
Land Size: 781 sqm approx