

# 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 5/7-8 Seaton Court, 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)

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

### Median sale price

Median price \$1,032,800 Property Type Unit Suburb Mount Waverley

Period - From 01/10/2019 to 31/12/2019 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	1/491 Waverley Rd MOUNT WAVERLEY 3149	\$1,150,000	24/11/2019
2	3/24 Morshead Av MOUNT WAVERLEY 3149	\$1,111,000	28/09/2019
3	1/602 Waverley Rd GLEN WAVERLEY 3150	\$1,080,000	10/12/2019

**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: 20/03/2020 09:26



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**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

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

**Median Unit Price**

December quarter 2019: \$1,032,800

## Comparable Properties



**1/491 Waverley Rd MOUNT WAVERLEY 3149 (VG)**

Agent Comments

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**Price:** \$1,150,000

**Method:** Sale

**Date:** 24/11/2019

**Property Type:** Flat/Unit/Apartment (Res)

**3/24 Morshead Av MOUNT WAVERLEY 3149 (REI)**

Agent Comments

4   3   2

**Price:** \$1,111,000

**Method:** Auction Sale

**Date:** 28/09/2019

**Property Type:** Townhouse (Res)



**1/602 Waverley Rd GLEN WAVERLEY 3150 (REI/VG)**

Agent Comments

4   3   2

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 10/12/2019

**Property Type:** Townhouse (Single)