## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 5/7-8 Seaton Court, Mount Waverley Vic 3149

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betwee	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,032,800	Pro	operty Type	Unit			Suburb	Mount Waverley
Period - From	01/10/2019	to	31/12/2019	)	So	urce	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.

Ade	dress 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





Jared Wei





**Property Type:** Townhouse Agent Comments

03 8849 8088 0413 260 872 jaredwei@jelliscraig.com.au 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 Agent Comments (VG)



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



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



Price: \$1,080,000 Method: Private Sale Date: 10/12/2019 Property Type: Townhouse (Single)

Account - Jellis Craig | P: 03 88498088 | F: 03 98308180



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.