

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 2/24 Morshead Avenue, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,250,000 & \$1,300,000

Median sale price

Median price \$1,039,000 Property Type Unit 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	2/29 Blue Hills Av MOUNT WAVERLEY 3149	\$1,280,000	26/10/2019
2	2/7 Sherwood Rd MOUNT WAVERLEY 3149	\$1,261,000	14/06/2019
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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: 09/11/2019 12:08



Property Type: Townhouse

Land Size: 180 sqm approx

Agent Comments

Comparable Properties



2/29 Blue Hills Av MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,280,000

Method: Auction Sale

Date: 26/10/2019

Rooms: 7

Property Type: Townhouse (Res)



2/7 Sherwood Rd MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,261,000

Method: Private Sale

Date: 14/06/2019

Property Type: Townhouse (Single)

Land Size: 719 sqm approx

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.