

# 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

12c Carolina Street, 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)

Single price

\$1,098,000

### 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 | 2/47 Oak Hill Rd MOUNT WAVERLEY 3149 | \$1,200,000 | 12/10/2019   |
| 2 | 3/24 Morshead Av MOUNT WAVERLEY 3149 | \$1,111,000 | 28/09/2019   |
| 3 | 2/21 Kay St MOUNT WAVERLEY 3149      | \$1,065,300 | 21/09/2019   |

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:

11/11/2019 10:31

12c Carolina Street, Mount Waverley Vic 3149

**Jellis  
Craig**

Jared Wei

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**Indicative Selling Price**

\$1,098,000

**Median Unit Price**

September quarter 2019: \$1,039,000



4 3 1

**Property Type:** Townhouse (Res)

Agent Comments

## Comparable Properties



**2/47 Oak Hill Rd MOUNT WAVERLEY 3149 (REI)**

Agent Comments

4 2 2

**Price:** \$1,200,000

**Method:** Auction Sale

**Date:** 12/10/2019

**Property Type:** Townhouse (Res)

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

Agent Comments

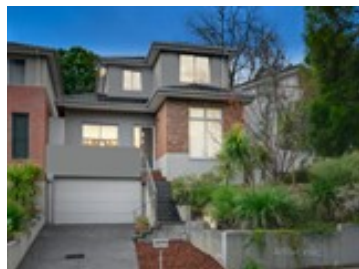
4 3 2

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

**Method:** Auction Sale

**Date:** 28/09/2019

**Property Type:** Townhouse (Res)



**2/21 Kay St MOUNT WAVERLEY 3149 (REI/VG)** Agent Comments

3 2 2

**Price:** \$1,065,300

**Method:** Sold Before Auction

**Date:** 21/09/2019

**Property Type:** Townhouse (Res)

**Land Size:** 343 sqm approx

**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.