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	2/31 Malcolm Court, Mount Waverley Vic 3149
Including suburb and	•
postcode	
postcode	

Indicative selling price

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

Range between	\$1,450,000	&	\$1,550,000
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Median sale price

Median price	\$1,365,000	Pro	perty Type	House		Suburb	Mount Waverley
Period - From	01/04/2020	to	30/06/2020		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

Add	dress of comparable property	Price	Date of sale
1	28a Jingella Av ASHWOOD 3147	\$1,518,000	20/02/2020
2	1/21-23 Albert St MOUNT WAVERLEY 3149	\$1,430,000	29/02/2020
3	1/16 Lavidge Rd ASHWOOD 3147	\$1,333,000	16/07/2020

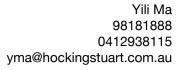
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	20/07/2020 14:21







Indicative Selling Price \$1,450,000 - \$1,550,000 Median House Price June quarter 2020: \$1,365,000





Rooms: 6

Property Type: Townhouse **Land Size:** 255 sqm approx

Agent Comments

Comparable Properties

28a Jingella Av ASHWOOD 3147 (VG)

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Price: \$1,518,000 Method: Sale Date: 20/02/2020 Property Type: He

Property Type: House (Res) **Land Size:** 349 sqm approx

Agent Comments



1/21-23 Albert St MOUNT WAVERLEY 3149

(REI)

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Price: \$1,430,000 Method: Private Sale Date: 29/02/2020

Property Type: Townhouse (Single)

Agent Comments



1/16 Lavidge Rd ASHWOOD 3147 (REI)

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Price: \$1,333,000 Method: Private Sale Date: 16/07/2020

Property Type: Townhouse (Single)

Agent Comments

