

# 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 2/31 Malcolm 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 \$1,450,000 & \$1,550,000

### Median sale price

Median price \$1,365,000 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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

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**Rooms:** 6  
**Property Type:** Townhouse  
**Land Size:** 255 sqm approx  
Agent Comments

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

## Comparable Properties

28a Jingella Av ASHWOOD 3147 (VG)

Agent Comments

4   -   -

**Price:** \$1,518,000  
**Method:** Sale  
**Date:** 20/02/2020  
**Property Type:** House (Res)  
**Land Size:** 349 sqm approx



1/21-23 Albert St MOUNT WAVERLEY 3149 (REI)

Agent Comments

4   3   2

**Price:** \$1,430,000  
**Method:** Private Sale  
**Date:** 29/02/2020  
**Property Type:** Townhouse (Single)



1/16 Lavidge Rd ASHWOOD 3147 (REI)

Agent Comments

4   3   2

**Price:** \$1,333,000  
**Method:** Private Sale  
**Date:** 16/07/2020  
**Property Type:** Townhouse (Single)