

# 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

41 Monomeith Crescent, 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

\$1,200,000

&

\$1,320,000

### Median sale price

Median price

\$1,321,000

Property Type

House

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 | 40 Price Av MOUNT WAVERLEY 3149     | \$1,308,000 | 19/10/2019   |
| 2 | 11 Wadham Pde MOUNT WAVERLEY 3149   | \$1,250,000 | 24/10/2019   |
| 3 | 148 Lawrence Rd MOUNT WAVERLEY 3149 | \$1,250,000 | 25/06/2019   |

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:

01/11/2019 12:31