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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property	offered	for	sale
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Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,500,000	&	\$1,550,000
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Median sale price

Median price	\$1,431,000	Hou	ise X	Unit		Subu	Mount Waverley
Period - From	01/04/2018	to	30/06/2018		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	1 Una St MOUNT WAVERLEY 3149	\$1,500,000	06/06/2018
2	39 Larch Cr MOUNT WAVERLEY 3149	\$1,400,000	13/03/2018
3	26 Larch Cr MOUNT WAVERLEY 3149	\$1,350,000	19/05/2018

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.

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Indicative Selling Price \$1,500,000 - \$1,550,000 **Median House Price** June quarter 2018: \$1,431,000

Property Type: House Land Size: 702 sqm approx

Agent Comments



Comparable Properties

1 Una St MOUNT WAVERLEY 3149 (REI)

6 ≥ **-**3

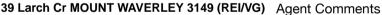
Price: \$1,500,000 Method: Private Sale Date: 06/06/2018

Rooms: -

Property Type: House (Res)

Agent Comments

Agent Comments







Price: \$1,400,000 Method: Private Sale Date: 13/03/2018

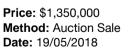
Rooms: 4

Property Type: House (Res) Land Size: 721 sqm approx









Rooms: -

Property Type: House (Res) Land Size: 740 sqm approx







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