

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

25 Walker Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,200,000

&

\$1,250,000

Median sale price

Median price \$1,430,000

House

X

Unit

Suburb Mount Waverley

Period - From 01/01/2018

to

31/03/2018

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	26 Hayfield Rd MOUNT WAVERLEY 3149	\$1,277,000	17/03/2018
2	43 Bengal Cr MOUNT WAVERLEY 3149	\$1,256,888	12/12/2017
3	13 Dorgan St MOUNT WAVERLEY 3149	\$1,240,000	16/12/2017

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.



3
 1
 2

Rooms:
Property Type: House
Agent Comments

Indicative Selling Price
 \$1,200,000 - \$1,250,000
Median House Price
 March quarter 2018: \$1,430,000

Comparable Properties

26 Hayfield Rd MOUNT WAVERLEY 3149 (REI) **Agent Comments**

3
 1
 1

Price: \$1,277,000
Method: Auction Sale
Date: 17/03/2018
Rooms: -
Property Type: House (Res)
Land Size: 757 sqm approx

43 Bengal Cr MOUNT WAVERLEY 3149 (VG) **Agent Comments**

3
 -
 -

Price: \$1,256,888
Method: Sale
Date: 12/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 653 sqm approx

13 Dorgan St MOUNT WAVERLEY 3149 (REI/VG) **Agent Comments**

2
 2
 1

Price: \$1,240,000
Method: Auction Sale
Date: 16/12/2017
Rooms: -
Property Type: House (Res)
Land Size: 654 sqm approx