Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 1/14 Tuhans Road, Mount Waverley Vic 3149

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	ween \$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,120,000	Pro	operty Type	Unit			Suburb	Mount Waverley
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/6 Briggs St MOUNT WAVERLEY 3149	\$1,050,000	06/03/2021
2	1/35 Briggs St MOUNT WAVERLEY 3149	\$1,135,000	31/10/2020
3	2/2 Joanna Ct MOUNT WAVERLEY 3149	\$1,085,000	20/07/2020

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:

21/06/2021 14:57



RT Edgar





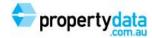
Rooms: 6 Property Type: Townhouse (Res) Land Size: 275 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median Unit Price March quarter 2021: \$1,120,000

Comparable Properties

	1/6 Briggs St MOUNT WAVERLEY 3149 (REI/VG) Image: 1 3 Image: 2 Image: 2 Image: 2 Image: 1 3 Image: 2 Image: 2 Image: 2 Price: \$1,050,000 Image: 341 sqm approx	Agent Comments
A B B B B B B B B B B B B B B B B B B B	1/35 Briggs St MOUNT WAVERLEY 3149 (REI/VG) 4 2 2 2 Price: \$1,135,000 Method: Auction Sale Date: 31/10/2020 Property Type: Townhouse (Res)	Agent Comments
	2/2 Joanna Ct MOUNT WAVERLEY 3149 (REI) 4 3 2 Price: \$1,085,000 Method: Private Sale Date: 20/07/2020 Property Type: Townhouse (Single)	Agent Comments

Account - RT Edgar Boroondara | P: 03 8888 2000 | F: 03 8888 2088





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.