

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

1/14 Tuhans Road, Mount Waverley Vic 3149

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,120,000

Property Type Unit

Suburb Mount Waverley

Period - From 01/01/2021

to

31/03/2021

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	1/6 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



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)

Agent Comments



Price: \$1,050,000
Method: Auction Sale
Date: 06/03/2021
Property Type: Townhouse (Res)
Land Size: 341 sqm approx



1/35 Briggs St MOUNT WAVERLEY 3149 (REI/VG)

Agent Comments



Price: \$1,135,000
Method: Auction Sale
Date: 31/10/2020
Property Type: Townhouse (Res)



2/2 Joanna Ct MOUNT WAVERLEY 3149 (REI)

Agent Comments



Price: \$1,085,000
Method: Private Sale
Date: 20/07/2020
Property Type: Townhouse (Single)